

File #: **29108**

Owner's Name: 6-7-8 US 1, LLC

Applicant: 6-7-8 US 1, LLC

Agent Name: The Craig Co.

Type of Application: Minor

Key: Big Coppitt

RE #: 00149430-000000
00149440-000000
00149450-000000

Additional Information added to File 29108

County of Monroe

Growth Management Division

Office of the Director

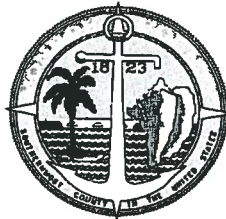
2798 Overseas Highway

Suite #400

Marathon, FL 33050

Voice: (305) 289-2517

FAX: (305) 289-2854



Board of County Commissioners

Mayor George Neugent, Dist. 2

Mayor Pro Tem Sylvia J. Murphy, Dist. 5

Kim Wigington, Dist. 1

Heather Carruthers, Dist. 3

Mario Di Gennaro, Dist. 4

We strive to be caring, professional and fair

Date: 12/22/09

Dear Applicant:

This is to acknowledge submittal of your application for Minor Cond. Use
Type of application

6-7-8 US 1, LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Paula Creech

Planning Staff

End of Additional Information
File 29108

VIA HAND DELIVERY

December 22, 2009

Mr. Townsley Schwab
Planning Director
Monroe County
2798 Overseas Highway
Marathon, FL 33050

Re: Minor Conditional Use Application
Big Coppitt Key

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 610 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: barb@craigcompany.com

Dear Townsley,

Attached please find the application prepared on behalf our client, 678 US One, LLC. This is a minor conditional use application for the construction of two light industrial buildings located on Big Coppitt Key. Our application includes six signed and sealed sets of plans, one original narrative and appendices, the application check, and mailing labels.

I am happy to answer any questions you may have on our application. We look forward to reviewing the project with the Development Review Committee at their earliest possible convenience in the New Year. This project requires an allocation for Nonresidential floor area. If possible, my client would like to be considered for the July allocation. In order to meet that deadline, we need to move forward quickly. I appreciate your consideration.

Have a great holiday and please accept my best wishes for the New Year.

Sincerely,

Barb Mitchell

Barbara Mitchell
Vice President

Cc: Donald L. Craig, AICP
Gary Burchfield
File



Big Coppitt Commercial Buildings

Minor Conditional Use Application

6-7-8 US 1, LLC



Prepared by:
The Craig Company
December 2009

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Appendices

- Authorization Letter
- Proof of Ownership - Deed
- Property Record Card
- Location Map
- Aerial Photograph
- Environmental Report & Vegetation Survey by Julie Cheon, Environmental Consultant
- State and Federal Permitting (SFWMD and ACOE)
- Traffic Study by Traf Tech Engineering. Inc.
- 300 Foot Radius Report and Map
- Coordination Letters
 - Florida Department of Transportation
 - Florida Keys Aqueduct Authority
 - Keys Energy Services
 - Monroe County Engineering Services
 - Monroe County Fire Marshal
 - Monroe County Health Department
 - Monroe County Solid Waste Management
- Plans
 - Survey prepared R.E. Reece, P.A.
 - Site Plan, Floor Plans and Elevations prepared by William P. Horn, Architect, P.A.
 - Landscape Plan prepared by The Craig Company
 - Conceptual Drainage Plan prepared by Perez Engineering & Development, Inc.

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Conditional Use Permit / Amendment to a Minor Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Minor Conditional Use Permit Application Fee: \$8,484.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Submittal: ____/____/____
Month Day Year

Property Owner:

6-78 US 1, LLC
Name

1009 Simonton St. Suite 3, Key West, FL
Mailing Address (Street, City, State, Zip Code) 33040

305-292-0261
Daytime Phone

Email Address

Agent (if applicable):

The Craig Company
Name

610 White St., Key West, FL 33040
Mailing Address (Street, City, State, Zip Code)

305-294-1515
Daytime Phone

barb@craigcompany.com
Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

<u>1</u>	<u>6, 7 and 8</u>	<u>Amended Plat of Coppitt Subdivision</u>	<u>Big Coppitt</u>
Block	Lot	Subdivision	Key
<u>00149440-000000</u>		<u>1194565</u>	
<u>00149430-000000</u>		<u>1194557</u>	
Real Estate (RE) Number		Alternate Key Number	
<u>00149430-000000</u>		<u>1194573</u>	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker <u>9.5</u>	

APPLICATION

Land Use District Designation(s): Suburban Commercial (SC)

Present Land Use of the Property: Vacant

Proposed Land Use of the Property: 2 Light Industrial Buildings

Total Land Area: 22,500 SF or approx. .52 acres

If non-residential or commercial floor area is proposed, please provide:

2 Total number of non-residential buildings

5,000 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide: NA

_____ Total number of residential buildings

_____ Total number of permanent, market-rate units

_____ Total number of permanent, affordable / employee housing units

_____ Total number of transient units (hotel rooms, recreational vehicle / campground spaces)

Has a previous application been submitted for this site within the past two years? Yes ___ No X

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- ☒ Complete minor conditional use permit application (unaltered and unbound);
- ☒ Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- ☒ Proof of ownership (i.e. Warranty Deed);
- ☒ Current Property Record Card(s) from the Monroe County Property Appraiser;
- ☒ Location map;
- ☒ Photograph(s) of site from adjacent roadway(s);
- ☒ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- ☒ Written description of project;
- ☒ Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - ☐ Date, north point and graphic scale;
 - ☐ Boundary lines of site, including all property lines and mean high-water lines;
 - ☐ Land use district of site and any adjacent land use districts;
 - ☐ Flood zones pursuant to the Flood Insurance Rate Map(s);

APPLICATION

- ☐ Locations and dimensions of all existing and proposed structures and drives;
- ☐ Type of ground cover (i.e. concrete, asphalt, grass, rock);
- ☐ Adjacent roadways;
- ☐ Setbacks as required by the land development regulations;
- ☐ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- ☐ Calculations for open space ratios, floor area ratios, residential density and parking;
- ☐ Location and type of outdoor lighting;
- ☐ Extent and area of wetlands, open space areas and landscape areas;
- ☐ Location of solid waste storage;
- ☐ Location of sewage treatment facilities;
- ☐ Location of existing and proposed fire hydrants or fire wells;

☒ **Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features);

☒ **Elevations for all proposed structures and for any existing structures to be modified – 6 sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure);

☒ **Landscape Plan by a Florida registered landscape architect – 6 sets** (may be shown on the site plan; however, if a separate plan, must drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the landscaping plan should include the following:

- ☐ Date, north point and graphic scale;
- ☐ Boundary lines of site, including all property lines and mean high-water lines;
- ☐ Locations and dimensions of all existing and proposed structures and drives;
- ☐ Open space preservation areas;
- ☐ Existing natural features;
- ☐ Size and type of buffer yards including the species, size and number of plants;
- ☐ Parking lot landscaping including the species, size and number of plants;
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
- ☐ Transplantation plan (if required);

☒ **Conceptual Drainage Plan – 6 sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas;

☒ **Traffic Study, prepared by a licensed traffic engineer;**

☒ **Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);

☒ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

☒ **Letters of Coordination are required from the following:**

- ☐ Florida Keys Aqueduct Authority (FKAA);
- ☐ Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
- ☐ Monroe County Office of the Fire Marshal;
- ☐ Monroe County Health Department;
- ☐ Monroe County Solid Waste Management;

APPLICATION

- ☐ Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following must be submitted in order to have a complete application submittal:

- ☒ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- ☒ **Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)
- ☒ **Construction Phasing Plan**
- ☒ **Additional Letters of Coordination** may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to

- ☐ Key Largo Wastewater Treatment District (KLWTD)
- ☐ South Florida Water Management District (SFWMD)
- ☐ Florida Department of Transportation (FDOT)
- ☐ Florida Department of Environmental Protection (FDEP)
- ☐ Florida Department of State, Division of Historic Resources
- ☐ Florida Game and Freshwater Fish Commission (FGFFC)
- ☐ U.S. Army Corps of Engineers (ACOE)
- ☐ U.S. Fish and Wildlife Service (USFW)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____

Date: 12.21.09

Sworn before me this 21 day of December, 2009



[Signature]

Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

Project Overview

The applicant, 6-7-8 US 1, LLC, owns three adjacent lots on Big Coppitt Key, Monroe County. The property, Lots 6, 7, and 8, Block 1, Amended Plat of Coppitt Subdivision, is located on the access road adjacent to US 1, approximately mile marker 9.5. The parcels are currently vacant with the exception of a grandfathered billboard. Each of these lots is 7,500 square feet for a total project area of 22,500 square feet. This is an infill site as existing roads and development surround the site. The proposed project consists of two light industrial buildings each building will be located on one and one half lots. The subsequent parcels will be 11,250 square feet. Upon completion of construction, the two parcels will stand independently, and they have been designed to comply with County Code. Additional improvements to the site include the removal of the billboard, construction of storm water containment structures, landscaping, exterior lighting and parking. The development will improve the functionality and appearance of the site and contribute to the surrounding community by providing attractive warehouse space.

The existing zoning designation for the site Suburban Commercial (SC), and the future land use designation is Mixed Use/Commercial (MC). Parcels located to the east and west are zoned Suburban Commercial. To the north the area is zoned Improved Subdivision (IS) and is partially developed with single-family residences. Directly to the south is US Highway 1 and beyond are mangroves and wetlands.

The applicant has requested and received the appropriate State and Federal permits to fill approximately .52 acres of isolated wetlands that are somewhat degraded and are vegetated primarily with buttonwood and silverhead with Australian Pines on the perimeter. Given the location and the quality of the wetlands, the applicant has provided approximately 1.79 acres of high quality, wetland/upland habitat that is located on Upper Sugarloaf Key adjacent to lands identified for preservation.

The proposed floor plans indicate that the building can be divided into two units per building. The decision for the interior layout of the units shall be determined upon the needs of the tenant and will be defined upon submission of the construction plans for the building permit. In addition, there is an emergency egress located in the rear of the building per Monroe County Building Code.

The billboard that is located on Lot 6 will be removed. However, due to the severe impact of the economic recession, the applicant is proposing to phase the construction in such a way that Parcel "A" shall be permitted first and Parcel "B" will be permitted second. Upon issuance of the permits for Parcel "B", the billboard shall be removed.

The applicant is requesting flexibility to start construction, since two NROGO allocations are required. We would like to suggest an extension of time for an additional year in order to comply with all permitting requirements.

The proposed redevelopment is a minor conditional use, as a warehouse/light industrial component is proposed for the less than 2 acre parcel. The applicant will need to apply with Monroe County for allocations of non-Residential floor area, NROGO, in order to construct the proposed 5,000 square feet of warehouse.

The following pages contain information that responds to the criteria under Section 9.5-65 of the Monroe County Land Development Regulations.

Application History

Since the applicant acquired the property in 2004, the development team has met with the Planning staff several times to discuss development options and requirements. The most recent Pre-Application Conference was held on February 9, 2008. A Letter of Understanding was not requested due to the familiarity of the project with both staff and the applicant. During this meeting, staff and the applicant agreed that it was acceptable for the project to obtain Minor Conditional Use approval prior to the division of Lot 7 and addition of the 1/2 lots to the adjacent parcels (Lot 6 and 8 respectively).

The applicant started the permitting process with South Florida Water Management District in 2007. The process to identify and acquire the offsite lands needed to fulfill the requirement for wetland mitigation was an extremely time consuming and arduous exercise. However, the applicant was successful and the permit was issued in April 2009.

Site Photos



Development Site Road
Frontage

Access Road



Access Road Entrance
to US Highway 1



Adjacent Property to East

Adjacent Property to West



Billboard On Lot 6

Request and Background Information

REQUEST:

1. Applicant:

The applicant is 6-7-8 US 1, LLC and Barbara Mitchell and The Craig Company is the agent representing the applicant.

2. Proposed Use & Size:

Currently, the property is vacant with the exception of a billboard located on Lot 6. The lots will be reconfigured by dividing the center parcel (Lot 7) in half and adding the land to the adjacent lots to create parcels identified as Parcel A and B. The site will be developed to create two commercial buildings each containing 2,500 square feet to be used for light industrial purposes. Each parcel will contain a parking area with 7 parking spaces (which includes one handicapped space), storm water containment structures and landscaping.

3. Location:

The property is on Big Coppitt Key and is located on the access road adjacent to US 1. The RE numbers are: Lot 6, 0014930-000000, Lot 7, 00149440-000000, and Lot 8, 00149450-000000.

4. Plans Provided (se Appendices):

- Survey prepared by R.E. Reece, P.A., dated 2/24/04.
- Site and Building Plans, which include elevations and floor plans, prepared by William P. Horn Architect, P.A., signed and sealed 10/20/09.
- Landscape plan prepared by The Craig Company, dated December 5, 2009.
- Drainage plans prepared by Perez Engineering & Development, Inc., dated 10/21/09.

BACKGROUND INFORMATION:

1. Land Use District:

Suburban Commercial (SC)

2. Future Land Use Map Designation:

Mixed Use/Commercial (MC)

3. Size of Site:

The property contains 22,500 square feet or approximately .516 acres.

4. Existing Vegetation:

The site can be characterized as low quality and degraded wetland. State and Federal permit have been issued to fill this site.



Existing Vegetation from
Access Road

Existing Vegetation
Within Development Site



5. Community Character of the Immediate Vicinity:

The project is located adjacent to the US 1 access road in a primarily commercial section of the highway. The character of the immediate vicinity is mixed use in nature. To the east is the Key Crematory, to the west is a scarified walled parcel containing two residences and to the north there is one single-family residence and a vacant parcel.

Consistency Statements

Standards Applicable to All Conditional Uses:

The proposed redevelopment is required to be consistent with all applicable portions of the Land Development Regulations and the Comprehensive Plan. These regulations require all major conditional uses to be consistent with Section 110-67. The following narrative and references to the attached site plans or illustrations indicate how the proposed redevelopment meets these requirements.

Section 110-67

"The conditional use is consistent with the purposes, goals, objective and standards of the plan and this chapter."

1. Compliance with Monroe County Code of Ordinances, Part II, Land Development:

a. Purpose of the Suburban Commercial (SC) Land Use District, Sections 130-1 and 130-43

Section 130-1 of the Monroe County Code states that "All development within each land district use district shall be consistent with the purposes stated for that land use district in this chapter."

Section 130-43 states that the purpose of the suburban commercial land use district is "to establish areas of commercial uses designated and intended primarily to serve the needs of the immediate planning area in which they are located."

Response: The proposal consists of the development of one 2,500 square foot structure per parcel on the site containing a warehouse, parking and landscaping. The project, therefore, will continue as Suburban Commercial and will serve the needs of the immediate area, which is consistent with Section 130-43.

b. Permitted Uses, Section 130-93(b)(7)

Minor Conditional Use: Section 130-93(b)(7)

Light industrial uses, provided that: a. The parcel proposed for development does not have an area of greater than two acres; b. the parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and c. all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge six feet in height.

Response: The proposed development will contain 2 commercial buildings to be used for light industrial purposes. The parcel is less than 2 acres. There are two adjacent residential structures on the north and west side of the parcels, a Class C buffer is indicated on the proposed landscape plan. With regards to screening requirements, there are no outside storage areas; however, the proposed garbage collection areas have been screened with a wooden fence. The proposed development is consistent with and Section 130-93(b)(7).

c. NROGO – General Provisions. Section 138-48(a) and NROGO Allocations Section 138-51(b)

(a) *Non-residential ROGO allocation award required: No building permit shall be issued after January 4, 1996, that results in additional nonresidential floor area unless that nonresidential development has received a nonresidential allocation award, or is determined to be exempt as provided in section 138-50.*

(b) *Maximum allocation of non-residential floor area by site: The amount of non-residential floor area to be allocated shall be limited to a maximum of two thousand five hundred (2,500) square feet for any one site, except for sites located in a designated community center overlay area.*

Response: The applicant proposes to construct two 2,500 square feet of non-residential floor area, one per parcel, and will apply to Monroe County for a non-residential floor area allocation award. The project is consistent with Sections 138-48(a) and Section 138-51(b).

d. Density/Intensity, Section 130-164

Site area – Parcel A: 11,250 square feet or approximately .26 acres
Parcel B: 11,250 square feet or approximately .26 acres

Site Utility Analysis per Parcel:		(In Square Feet)			
	Existing	Proposed	Total	FAR	Site Utility %
Non-Residential Development:					
Warehouse/Light Industrial	0	2,500	2,500	.3	74
Total Site Utility per Parcel:					74%

The proposed redevelopment is consistent with Sections 130-164.

e. Open Space and Environmental Criteria, Section 130-164

The open space requirement for the Suburban Commercial land use district for light industry is 0.2.

Response: The proposed development for each parcel will provide over 3,700 square feet of open space which is greater than 33% of the site area and therefore meets the open space requirement for light industry use. The proposed development is consistent with Section 130-164.

f. Minimum Yards Setback, Section 130-186

The minimum yard requirements for the Suburban Commercial land use district are as follows: a front yard setback of 25 feet, a rear yard setback of 10 feet, and side yard setbacks such that one side yard must be 10 feet and the other must be 5 feet.

Response: The proposed redevelopment meets the minimum yard requirements as shown on the site plan and therefore is in compliance with Section 130-186.

g. Height, Section 130-187

No structure or building shall be developed that exceeds a maximum height of 35 feet.

Response: The proposed building will not exceed 35' as shown on the attached elevation plan and is in compliance with Section 130-187.

h. Scenic Corridors/ Bufferyards / Street Trees, Sections 114-124 to -128, Section 114-104

Response: Several landscape buffers are required for this project. The proposed landscape plan demonstrates that compliance has been met as agreed upon with the Planning Department staff.

US 1 Buffer: The site is located adjacent to US Highway 1 on Big Coppitt Key. A Class "C" major street buffer is required. The development proposes a 20' wide Class "C" buffer.

District Boundary Buffers: A Class "D" buffer is required on the northern boundary of the property as shown on the attached Site Plan. The landscape plan proposes one half of the buffer and shows 10' wide planting strip. As shown on the aerial photograph, the lot adjacent to Parcel "A" is developed with a single-family home and is landscaped, the other lot adjacent to Parcel "B" is vacant. This solution was discussed and agreed upon with the Planning staff at the February 2008 meeting. Although the property to the west is zoned Suburban Commercial, the existing use is residential; therefore a 10' wide Class "C" buffer has been provided.

The proposed redevelopment is consistent with Sections 114-124 through 114-130.

i. Parking and Loading Standards, Section 114-66 to -69

The parking requirement for industrial uses is 2 spaces per 1,000 square feet of nonresidential floor area. For all non-residential uses, one (1) 11' X 55' loading space is required for 2,500 – 19,999 s.f. of non-residential floor area.

Response: Each parcel contains 2,500 square feet of non-residential floor area and requires 5 parking spaces. A total of 7 parking spaces are proposed, which includes one handicap space. A loading ramp is proposed that will serve as the loading zone. Therefore, the proposed development is consistent with Section 114-66 through 114-69.

j. Parking Lot Landscaping, Section 114-99 and 114-100

All off-street parking areas containing more than six 6 spaces...shall be landscaped in accordance with the standards set out in section 114-100.

Response: There are a total 7 parking spaces proposed for the site and, a Class "A" standard is required and has been provided. A total of 938 square feet of landscape area has been provided around the parking lot and the proposed planting exceeds the requirement.

k. Surface Water Management, Section 114-3

Response: All surface water will be managed on site as shown in the drainage plan attached as an Appendix to this application, which is consistent with Section 114-3.

l. Wastewater Treatment Criteria, Section 114-5

Response: This site is located within the South Lower Keys Regional Wastewater Treatment Facility. The plant was completed in June 2009 and the collection systems are significantly complete. These buildings, when constructed will be serviced by this facility and is consistent with Section 114-5.

m. Flood Plain Management Criteria, Section 122-4

New construction or substantial improvements of any commercial, industrial or nonresidential structures within zones A1-30, AE and AH on the community's flood insurance rating map (FIRM) shall have the lowest floor (including basement) elevated to or above the base flood level...

Response: The property is located in flood zone AE 10. As noted on the Site Plan, the site will be filled to a grade of 5.0' \pm . Concrete piers will be constructed to elevate the building to the required grade. All new construction shall have the lowest floor elevated to or above the base flood level. The proposed redevelopment is consistent with Section 122-4.

n. Environmental Performance Standard, Section 118-1 and -2

Response: This property has been classified as wetlands. The Vegetation Survey prepared by Julie Cheon in 2004 is included in the Appendix. Since that time, several storm events have occurred and that survey is not 100% accurate. However, as discussed earlier, the Applicant has diligently worked thorough the permitting process with SFWMD and ACOE to mitigate for these wetlands. Included in this application is the SFWMD permit including the environmental assessment required for the UMAN. As noted in permit, the vegetation on site is primarily green buttonwood, among other invasive exotics. This vegetation will be removed due to the need to fill the property. The proposed redevelopment is consistent with Section 118-1 and 118-2.

o. Transplantation Plan, Section 118-7(1)

Response: The Christmas Berry (two) and the Mahogany Trees (3) were destroyed during the storm seasons that followed the 2004 Vegetation Survey. However, the applicant has included Mahogany trees and Christmas Berry as part of the proposed landscaping. The proposed redevelopment is consistent with Section 118-7.

p. Energy and Conservation Standards, Section 114-45

Response: The proposed redevelopment provides for energy conservation in the following ways: (1) provision of bicycle racks an (2) installation of native plants that reduce requirements for water and maintenance. The proposed development is consistent with Section 114-45.

q. Outdoor Lighting, Section 114-159 to -163

All outdoor lighting... shall be designed, located and mounted at heights no greater than 18 feet for non-cutoff lights and 35 feet for cutoff lights.

All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line shall not exceed three-tenths foot-candle for noncutoff lights and one and 1.5 foot-candles for cutoff lights.

Response: Site lighting is shown on the attached site plan and will not exceed the requirements of Section 114-159 to -163.

r. Access Standards, Section 114-195

No structure or land shall be developed, used or occupied unless direct access to US 1 or County Road 905 is by way of a curb cut that is spaced at least 400 feet from any other curb cut that meets the access standards of the Florida Department of Transportation or an existing street on the same side of US 1 or County Road 905.

Response: This section of US 1 on Big Coppitt Key has recently been redesigned by the Florida Department of Transportation. The construction is complete. This site is served by an access road with controlled ingress and egress to US 1. It is in compliance with Section 114-195.

s. Traffic Study, Section 114-200

Response: A Traffic Impact Report, Level One Study, has been completed by Traf Tech Engineering, Inc and is included as an Appendix to this application. The report concludes that the proposed development is estimated to generate approximately 35 new trips per day. Highway improvements were underway during the most recent data collection for the Monroe County Level of Service and Reserve Capacity Report. As a result, the reserve capacity for this segment was identified as zero. The development team has discussed this situation with the County's traffic engineer, Mr. Raj Shanmugam, and it was concluded that the construction activities skewed the data collection. However, there was reserve capacity on this segment prior to the construction phase and the improvement made certainly created some new capacity. The project is in compliance with Section 114-200.

t. Clear Site Triangles, Section 114-201

All entrance drives and street intersections shall provide clear site triangles in both directions as indicated in this section.

Response: Each parcel has a separate entrance as shown on the Site Plan. In addition, internal circulation, via a driveway opening is proposed. The project exits to an access road that then provides entry to US Highway 1. However, adjacent to Parcel A there is an electric pole for the tie line. This pole is located on FDOT property and is located partially within the clear site triangle. Given the length of the entrance drive, there is adequate stacking room available for safe entry onto the access drive. Clear site triangles from the entrance drive are shown on the attached Site Plan, which is consistent with Section 114-201.

u. Handicap Accessibility, Chapter 553, F.S.

Response: A concrete ramp has been provided for access to this single floor building. In addition, there is one handicap accessible parking space. Each building has included a provision for handicap accessible bathrooms. The project is in compliance with Chapter 553, F.S.

2. Consistency with the Goals, Objectives and Policies of the Year 2010

Comprehensive Plan:

The proposed development is consistent with the goals, objectives and policies set forth in Chapter 3 of the Comprehensive Plan. The following objectives and policies apply to the proposed development.

3.1 Future Land Use

Objective 101.3

Monroe County shall regulate non-residential development to maintain a balance of land uses to serve the needs of the future population of Monroe County.

Response: The proposed redevelopment is consistent with the Comprehensive Plan because it proposes non-residential warehouse/light industrial use that are consistent with the mixed use character of the area and serving the needs of the community. The Applicant expects the tenants for these buildings will be local contractors and businesses that will relocate from Stock Island due to the escalation of land costs in that area.

Objective 101.4

Monroe County shall regulate future development to maintain the character of the community and to protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Response: The proposed redevelopment is located on a in-fill site along a developed section of US Highway 1. It is consistent with the Comprehensive Plan because it is in keeping with community character of the area and the existing development located on this island.

Policy 101.4.5

The principal purpose of the Mixed Use/Commercial land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment.

Response: The proposed redevelopment is consistent with the Comprehensive Plan because it meets with the character of the surrounding area and is consistent with the purpose of the mixed use/commercial zoning district to provide these types of uses.

Objective 101.9

Monroe County shall provide for drainage and stormwater management so as to protect real and personal property and to protect and improve water quality.

Response: The proposed redevelopment is consistent with the Comprehensive Plan as shown on the drainage and stormwater management plan attached as an appendix hereto.

Objective 101.11

Monroe County shall implement measures to direct future growth away from environmentally sensitive land and towards established development areas served by existing public facilities.

Response: The proposed redevelopment is consistent with the Comprehensive Plan because it will utilize a site designated as infill, is served by existing public facilities, and is in a commercially developed area.

Goal 102

Monroe County shall direct future growth to lands which are intrinsically most suitable for development and shall encourage conservation and protection of environmentally sensitive lands.

Response: The proposed redevelopment is consistent with the Comprehensive Plan because although it is degraded wetlands, 1.7 acres of high quality wetlands have been placed into preservation in perpetuity furthering the goals of the Comprehensive Plan.

3.3 Traffic Circulation

Goal 301

To provide a safe, convenient, efficient, and environmentally-compatible motorized and non-motorized transportation system for the movement of people and goods in Monroe County.

Response: Access to the site is from an existing, recently upgrade, access road to US Highway 1.

3.7 Potable Water

Goal 701

Monroe County shall support FKAA in the fulfillment of their statutory obligation and authority to provide for a safe, high quality and adequate supply, treatment, distribution, and conservation of potable water to meet the needs of present and future residents.

Response: The Florida Keys Aqueduct Authority's existing consumptive use permit which is good until 2010 authorizes the withdrawal of sufficient quantities to meet anticipated demands. The proposed development is not expected to have any effect on potable water withdrawals.

3.8 Solid Waste

Goal 801

Monroe County shall provide for the adequate collection, disposal and resource recovery of solid waste in an environmentally sound and economically feasible manner to meet the needs of present and future County residents.

Response: Pursuant to the 2008 Monroe County Public Facilities Capacity Assessment Report, "The County's landfills and incinerators are no longer in operation. The landfill sites are now used as transfer stations." The Central Sanitary landfill has capacity for an additional 17 years as of 2008.

3.9 Sanitary Sewer

Goal 901

Monroe County shall provide for the adequate, economically sound collection, treatment, and disposal of sewage which meets the needs of the present and future residents while ensuring the protection of public health, and the maintenance and protection of ground, nearshore, and offshore water quality.

Response: All wastewater generate by this site will be treated by the South Lower Keys Regional Wastewater Treatment Facility.

3.10 Drainage

Goal 1001

Monroe County shall provide a stormwater management system which protects real and personal properties, and which promotes and protects ground and nearshore water quality.

Response: The proposed development will provide a stormwater management system as shown on the drainage plan attached as an Appendix hereto.

Construction Management & Phasing Plan

The contractor who will conduct all work on the project is Gary the Carpenter, Inc. Local subcontractors will be used, whenever possible, as to limit the amount of additional traffic and to support the local economy.

Phasing Schedule

The construction of the building will be done in one phase and will proceed as follows:

- a. Temporary signage will be placed on site for public safety and notification.
- b. Construction debris containers will be located on site.
- c. Recycling containers will be located on site.
- d. The construction of the new building will be completed in one phase.
- e. Complete landscape and stormwater.

Waste Generation

(I) Construction Disposal and Recycling Plan

Construction and Clearing Debris

The project site is vacant. All construction debris will be removed via dumpsters by Solid Waste Management.

Recycling of Clearing and Construction Debris

Any construction debris may be removed from the site and stored for other jobs by the contractor.

(II) Recycling Plan

a. Source Separation

All recyclable containers, glass, aluminum and cardboard will be separated either within the building or at the outdoor recycling area. From there the materials will be removed to local recycling containers provided by the locally contracted company serving Stock Island.

b. Site Plan Location. Please see attached site plan.

c. Quantities. Please see table below. In summary, the total annual recyclable waste created is 1,856 lbs. The total annual yard waste is estimated at 1,000 lbs.

(III) Disposal Plan

Quantities. Please see Recycling Plan below. At present, there is not a capacity problem at the Lower Keys Disposal Site, as all waste is removed to a remote location on the mainland.

Recycling Plan

Recycling Plan Assumptions

Waste Generation

It is estimated that warehouse (2,500 sq. ft.) will generate 126 lbs. of waste per week, and a total of 6,552 lbs. per year.* Therefore, the total waste generated from the two light industrial buildings is estimated to be 252. lbs. per week and 13,104 lbs. per year.

<u>Use</u>	<u>Size</u>	<u>Week</u>	<u>Year</u>
Warehouse Parcel A	2,500 sq. ft.	126.0 lbs.	6,552.0 lbs.
Warehouse Parcel B	2,500 sq. ft.	126.0 lbs.	6,552.0 lbs.
Total		252.0 lbs.	13,104 lbs.

Quantity By Composition

<u>Item</u>	<u>Percentage</u>	<u>Quantity</u>	
		<u>Week</u>	<u>Year</u>
Paper	65%	163 lbs	8,476 lbs
Cardboard	15%	38 lbs	1,976 lbs
Plastic	6%	15 lbs	780 lbs
Metals	2%	5 lbs	260 lbs
Other	12%	30 lbs	68 lbs

Yard Waste

Estimated @ 1,000 lbs. per year.

Recyclables

Assume that 70% of all paper, cardboard, plastic and metals can be recycled. The total recyclables expected are: weekly 154 lbs. and annually 1,856 lbs.

*Source: Tables from Westchester County's Solid Waste Management Plan, August 1989

Authorization Letter

Proof of Ownership - Deed

Folio No. 149430/149440/149450
File No. 2004-106

MONROE COUNTY
OFFICIAL RECORDS

FILE #1432414
BK#1985 PG#2113

RCD Mar 22 2004 03:58PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 1050.00
03/22/2004 DEP CLK

Warranty Deed

This Warranty Deed, dated this 12th day of March, 2004, by **Carmelo Vitale a/k/a Carlos Carmelo Vitale, a single man**, of 14655 S.W. 232 Street, Miami FL 33170, hereinafter called the **Grantor**, to **6-7-8 US 1, L.L.C., a Florida Limited Liability Company**, of 728 Prado Circle, Key West FL 33040, hereinafter called the **Grantee**. See Attached Exhibit "A".

Witnesseth: That said Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Monroe County Florida, viz:

Lot 6 and 7, Block 1, AMENDED PLAT OF COPPITT SUBDIVISION (a Resubdivision of Plat Book 3, Page 116), according to the Plat thereof, recorded in Plat Book 4, Page 50, of the Public Records of Monroe County, Florida and Lot 8, Block 1, AMENDED PLAT OF COPPITT SUBDIVISION (a Resubdivision of Plat Book 3, Page 116), according to the Plat thereof, recorded in Plat Book 4, Page 50, of the Public Records of Monroe County, Florida.

SUBJECT TO: Taxes for the year 2004 and all subsequent years, conditions, restrictions and reservations of record, zoning ordinances and easement for public utilities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

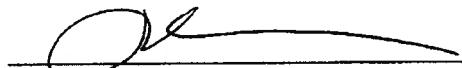
To Have and to Hold, the same in fee simple forever.

The subject property is not the homestead property of Grantor.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2003, reservations, restrictions and easements of record, if any.


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



WITNESS
Printed name: Donna L. Pasker

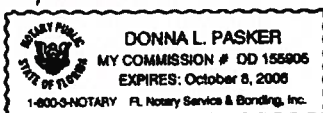

CARMELO VITALE, a/k/a
CARLOS CARMELO VITALE



WITNESS
Printed name: Andrew G. Birrell

**STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 12th day of March, 2004, by Carlos Carmelo Vitale, a/k/a Carmelo Vitale, who are known to me, or who have produced NS DOJ photo ID as identification.

[seal]




Notary Public

AFFIDAVIT

FILE NO:2004-106

STATE OF FLORIDA
COUNTY OF MONROE

On this day before me the undersigned authority personally appeared Carmelo Vitale who being first duly sworn, deposes and says:

That my name is Carmelo Vitale and that I am one and the same person as Carlos Carmelo Vitale which name(s) appear(s) on papers used in connection with the sale and/or purchase and/or mortgaging of the following described property to wit:

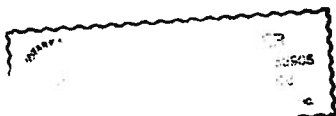
Lot 6 and 7, Block 1, AMENDED PLAT OF COPPITT SUBDIVISION (a Resubdivision of Plat Book 3, Page 116), according to the Plat thereof, recorded in Plat Book 4, Page 50, of the Public Records of Monroe County, Florida and Lot 8, Block 1, AMENDED PLAT OF COPPITT SUBDIVISION (a Resubdivision of Plat Book 3, Page 116), according to the Plat thereof, recorded in Plat Book 4, Page 50, of the Public Records of Monroe County, Florida.

Dated, this 12 day of March, 2004

Carmelo Vitale
Carmelo Vitale

Sworn to and subscribed before me this 12th day of March, 2004, by Carmelo Vitale is personally known to me or who has produced a driver license as identification. + WS DOT ID Card.

My commission expires:



[Signature]
Printed Name:
Notary Public
Serial Number



MONROE COUNTY
OFFICIAL RECORDS



Property Record Cards

Monroe County Property Record Card (023)

Alternate Key: 1194557

Roll Year 2009

Effective Date: 10/26/2009 11:57:57 AM Run: 10/26/2009 11:58 AM

678 US 1 LLC

728 PRADO CIR
KEY WEST FL 33040

Parcel 00149430-000000-22-67-26 Nbhd 10050

Alt Key 1194557 Mill Group 100B

Affordable Housing No PC 1000

FEMA Injunction ALL

Inspect Date Next Review

Business Name

Physical Addr OVERSEAS HWY, BIG COPPITT KEY

Associated Names

Name	DBA	Role
678 US 1 LLC,		Owner

Legal Description

BK 1 LT 6 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR603-208 OR606-509C OR831-499Q/C OR911-1521/1525Q/C OR1005-552 OR1079-829/30P/R OR1867-2311/12 OR1942-1269/71Q/C OR1985-2113/14(CTT)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
21868	1M0H	0	0	Yes	7,500.00	SF	0.00	4.00	1.00	1.00	1.00	1.00		N	0	18,000
Total Just Value																18,000

Appraiser Notes

2002-01-03 THE PARCEL IS USED FOR A COMMERCIAL BILLBOARD

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	98-0924	Oct 20 1998 12:00AM	Nov 30 1998 12:00AM	400		LAND CLEAR

Just Value

Bldg ID	Building Value	Land
		18,000
		Bldg 0
		Misc 0
		Just 18,000

Value

Value Method	Market Oriented Cost	Special Use Code
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Monroe County Property Record Card (023)

Alternate Key: 1194557

Roll Year 2009

Effective Date: 10/26/2009 11:57:57 AM Run: 10/26/2009 11:58 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2009F	C	18,000	0	0	0	18,000	18,000	0	N	18,000
2008F	C	22,500	0	0	0	22,500	22,500	0	N	22,500
2007F	C	150,000	0	0	0	150,000	150,000	0	N	150,000
2006F	C	150,000	0	0	0	150,000	150,000	0	N	150,000
2005F	C	112,500	0	0	0	112,500	112,500	0	N	112,500
2004F		45,000		0	0	45,000	45,000	0	N	45,000
2003F		30,000		0	0	30,000	30,000	0		30,000
2002F		30,000		0	0	30,000	30,000	0		30,000
2001F	C	30,000		0	0	18,000	18,000	0		18,000
2000F	C	30,000		0	0	18,000	18,000	0		18,000
1999F	C	30,000		0	0	18,000	18,000	0		18,000
1998F	C	30,000		0	0	18,000	18,000	0		18,000
1997F	C	30,000		0	0	18,000	18,000	0		18,000
1996F	C	30,000		0	0	18,000	18,000	0		18,000
1995F	C	30,000		0	0	30,000	30,000	0		30,000
1994F	C	30,000		0	0	30,000	30,000	0		30,000
1993F	C	30,000		0	0	30,000	30,000	0		30,000
1992F	C	30,000		0	0	30,000	30,000	0		30,000
1991F	C	30,000		0	0	30,000	30,000	0		30,000
1990F	C	22,500		0	0	22,500	22,500	0		22,500
1989F	C	21,375		0	0	21,375	21,375	0		21,375
1988F	C	16,875		0	0	16,875	16,875	0		16,875
1987F	C	13,125		0	0	13,125	13,125	0		13,125
1986F	C	13,125		0	0	13,125	13,125	0		13,125
1985F	C	12,000		0	0	12,000	12,000	0		12,000
1984F	C	12,000		0	0	12,000	12,000	0		12,000
1983F	C	12,000		0	0	12,000	12,000	0		12,000
1982F	C	9,000		0	0	9,000	9,000	0		9,000

Monroe County Property Record Card (023)

Alternate Key: 1194557

Roll Year 2009

Effective Date: 10/26/2009 11:57:57 AM Run: 10/26/2009 11:58 AM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1867	2311	3/5/2003	Warranty Deed	0	M	V	70,000
1985	2113	3/12/2004	Warranty Deed	0	M	I	150,000
Total Values							
Bldg Value		0	Misc Value	0	Land Value	18,000	(Classified Value + Non-Ag Land Just Value)
Total Just Value		18,000	Total Expt Value	0	Taxable Value	18,000	Classified Value
						18,000	Prev Tax Value
						22,500	New Const Value
							Previous Just
							22,500
							0

Monroe County Property Record Card (023)

Alternate Key: 1194565

Roll Year 2009

Effective Date: 10/26/2009 12:01:34 PM Run: 10/26/2009 12:01 PM

678 US 1 LLC

728 PRADO CIR
KEY WEST FL 33040

Parcel 00149440-0000000-22-67-26 Nbhd 10050
Alt Key 1194565 Mill Group 100B
Affordable Housing No PC 1000
FEMA Injunction ALL
Inspect Date Next Review
Business Name
Physical Addr OVERSEAS HWY, BIG COPPITT KEY

Associated Names

Name	DBA	Role
678 US 1 LLC,		Owner

Legal Description

BK 1 LT 7 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR603-208 OR606-509C OR831-499Q/C OR911-1521/1525Q/C OR1005-552 OR1079-829/30P/R OR1867-2311/12 OR1942-1269/71Q/C OR1985-2113/14(CTT)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
21869	1MOH	0	0	Yes	7,500.00	SF	0.00	4.00	1.00	1.00	1.00	1.00		N	0	18,000
Total Just Value																18,000

Appraiser Notes

2002-01-03 NOT -BEING USED LEAVE THE VALUE OVERRIDE FOR THE 2002 TAX ROLL. SKI/DMJ

Just Value

Bldg ID	Building Value	Land
		18,000
		Bldg 0
		Misc 0
		Just 18,000

Value

Value Method	Market Oriented Cost	Special Use Code
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Monroe County Property Record Card (023)

Alternate Key: 1194565

Roll Year 2009

Effective Date: 10/26/2009 12:01:34 PM Run: 10/26/2009 12:01 PM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2009F	C	18,000	0	0	0	18,000	18,000	0	N	18,000
2008F	C	22,500	0	0	0	22,500	22,500	0	N	22,500
2007F	C	90,000	0	0	0	90,000	90,000	0	N	90,000
2006F	C	90,000	0	0	0	90,000	90,000	0	N	90,000
2005F	C	67,500	0	0	0	67,500	67,500	0	N	67,500
2004F	C	45,000		0	0	27,000	27,000	0	N	27,000
2003F	C	30,000		0	0	18,000	18,000	0		18,000
2002F	C	30,000		0	0	18,000	18,000	0		18,000
2001F	C	30,000		0	0	18,000	18,000	0		18,000
2000F	C	30,000		0	0	18,000	18,000	0		18,000
1999F	C	30,000		0	0	18,000	18,000	0		18,000
1998F	C	30,000		0	0	18,000	18,000	0		18,000
1997F	C	30,000		0	0	18,000	18,000	0		18,000
1996F	C	30,000		0	0	18,000	18,000	0		18,000
1995F	C	30,000		0	0	30,000	30,000	0		30,000
1994F	C	30,000		0	0	30,000	30,000	0		30,000
1993F	C	30,000		0	0	30,000	30,000	0		30,000
1992F	C	30,000		0	0	30,000	30,000	0		30,000
1991F	C	30,000		0	0	30,000	30,000	0		30,000
1990F	C	22,500		0	0	22,500	22,500	0		22,500
1989F	C	21,375		0	0	21,375	21,375	0		21,375
1988F	C	16,875		0	0	16,875	16,875	0		16,875
1987F	C	13,125		0	0	13,125	13,125	0		13,125
1986F	C	13,125		0	0	13,125	13,125	0		13,125
1985F	C	12,000		0	0	12,000	12,000	0		12,000
1984F	C	12,000		0	0	12,000	12,000	0		12,000
1983F	C	12,000		0	0	12,000	12,000	0		12,000
1982F	C	9,000		0	0	9,000	9,000	0		9,000

Monroe County Property Record Card (023)

Alternate Key: 1194565

Roll Year 2009

Effective Date: 10/26/2009 12:01:34 PM Run: 10/26/2009 12:01 PM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1867	2311	3/5/2003	Warranty Deed	0	M	V	1
1985	2113	3/12/2004	Warranty Deed	0	M	I	1

Total Values

Bldg Value	0	Misc Value	18,000	Land Value	0	(Classified Value + Non-Ag Land Just Value)	18,000	New Const Value	0
Total Just Value	18,000	Total Expt Value	18,000	Taxable Value	0	Classified Value	18,000	Previous Just	22,500
						Prev Tax Value	22,500		

Monroe County Property Record Card (023)

Alternate Key: 1194573

Roll Year 2009

Effective Date: 10/26/2009 12:02:48 PM Run: 10/26/2009 12:03 PM

678 US 1 LLC

728 PRADO CIR
KEY WEST FL 33040

Parcel 00149450-000000-22-67-26

Nbhd 10050

Alt Key 1194573

Mill Group 100B

Affordable Housing No

PC 1000

FEMA Injunction ALL

Inspect Date

Next Review

Business Name

Physical Addr OVERSEAS HWY, BIG COPPITT KEY

Associated Names

Name	DBA	Role
678 US 1 LLC,		Owner

Legal Description

BK 1 LT 8 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR564-756/759 OR774-322/323 OR911-1521/1525Q/C OR1179-1749 OR1867-2160 OR1942-1272/74QC OR1985-2113/14(CTT)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
21870	1M0H	0	0	Yes	7,500.00	SF	0.00	4.00	1.00	1.00	1.00	1.00		N	0	18,000
Total Just Value																18,000

Appraiser Notes

2002-01-03 THE PARCEL IS HEAVELY VEGEATED NOT BEING USED LEAVE THE OVERRIDE. SKI/DMJ

Just Value

Bldg ID	Building Value	Land
		18,000
		Bldg 0
		Misc 0
		Just 18,000

Value

Value Method	Market Oriented Cost	Special Use Code
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Monroe County Property Record Card (023)

Alternate Key: 1194573

Roll Year 2009

Effective Date: 10/26/2009 12:02:48 PM Run: 10/26/2009 12:03 PM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2009F	C	18,000	0	0	0	18,000	18,000	0	N	18,000
2008F	C	22,500	0	0	0	22,500	22,500	0	N	22,500
2007F	O	150,000	0	0	0	35,000	35,000	0	N	35,000
2006F	O	150,000	0	0	0	35,000	35,000	0	N	35,000
2005F	O	112,500	0	0	0	23,000	23,000	0	N	23,000
2004F	O	45,000		0	0	23,000	23,000	0	N	23,000
2003F	C	30,000		0	0	18,000	18,000	0		18,000
2002F	C	30,000		0	0	18,000	18,000	0		18,000
2001F	C	30,000		0	0	18,000	18,000	0		18,000
2000F	C	30,000		0	0	18,000	18,000	0		18,000
1999F	C	30,000		0	0	18,000	18,000	0		18,000
1998F	C	30,000		0	0	18,000	18,000	0		18,000
1997F	C	30,000		0	0	18,000	18,000	0		18,000
1996F	C	30,000		0	0	18,000	18,000	0		18,000
1995F	C	30,000		0	0	30,000	30,000	0		30,000
1994F	C	30,000		0	0	30,000	30,000	0		30,000
1993F	C	30,000		0	0	30,000	30,000	0		30,000
1992F	C	30,000		0	0	30,000	30,000	0		30,000
1991F	C	30,000		0	0	30,000	30,000	0		30,000
1990F	C	22,500		0	0	22,500	22,500	0		22,500
1989F	C	21,375		0	0	21,375	21,375	0		21,375
1988F	C	16,875		0	0	16,875	16,875	0		16,875
1987F	C	13,125		0	0	13,125	13,125	0		13,125
1986F	C	13,125		0	0	13,125	13,125	0		13,125
1985F	C	12,000		0	0	12,000	12,000	0		12,000
1984F	C	12,000		0	0	12,000	12,000	0		12,000
1983F	C	12,000		0	0	12,000	12,000	0		12,000
1982F	C	9,000		0	0	9,000	9,000	0		9,000

Monroe County Property Record Card (023)

Alternate Key: 1194573

Roll Year 2009

Effective Date: 10/26/2009 12:02:48 PM Run: 10/26/2009 12:03 PM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
774	322	9/1/1978	Conversion Code	0	Q	V	4,500
1867	2160	3/13/2003	Warranty Deed	0	Q	V	25,000
1985	2113	3/12/2004	Warranty Deed	0	M	I	1

Total Values

Bldg Value	0	Misc Value	18,000	Total Expt Value	0	Land Value	0	Taxable Value	0	Classified Value + Non-Ag Land Just Value)	18,000	Classified Value	22,500	Prev Tax Value	18,000	New Const Value	22,500	Previous Just	0
Total Just Value	18,000																		

Location Map

Location Map

- Legend**
- Highlighted Feature
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: February 12, 2009 11:41 AM



Aerial Photograph

Aerial Photo

- Legend
- Selected Features
 - Real Estate Number
 - Parcel Lot Text
 - Dimension Text
 - Block Text
 - Point of Interest Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines
 - 2009 Aerials

PALMIS

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Date Created: December 17, 2009 4:34 PM



Environmental Report & Vegetation Survey

Julie Cheon

Environmental Consultant

71 Tingler Lane, Marathon, Fl 33050
Phone (305) 395-1985

www.julie_cheon@hotmail.com
Fax (305) 743-4587

Environmental Report & Vegetation Survey

Amended Plat of Coppitt Subdivision, Block 1, Lots 6, 7 & 8

Real Estate Numbers

00149430-000000, 00149440-000000, 00149450-000000

09/26/04

Prepared By: Julie Cheon
Environmental Consultant
71 Tingler Lane
Marathon, Fl 33050

Coppitt Subdivision, Amended, Lots 6, 7, and 8, Block 1

The following report includes, a site description, a list of vegetation located on site, one map indicating the location of relevant features and Listed species ("Map Attachment A"), one map illustrating the wetland delineation (Map Attachment B), and photographs of the property. Please note, map feature locations were determined in relation to the four corner survey stakes, and are approximate due to the existing vegetation and the limits of the measuring devices used (measuring tapes).

Site visits were performed on the above referenced property on August 31, 2004 and September 25, 2004

For purposes of this report Lots 6, 7 and 8, Block 1 of Coppitt Subdivision, Amended, will be referred to as "the property".

Site Description:

The property is bordered on the west by a scarified, walled, parcel consisting of two residential structures, and on the east by a scarified, filled, fenced parcel occupied by a concrete structure (Keys Crematory). The northern property line is adjacent to a single family residence and a vacant lot. The southern property line is bordered by an unimproved roadway and bike path adjacent to US 1. For purposes of this report the front of the property is considered that which borders the unimproved roadway.

The property is unimproved, and as indicated in "Map Attachment A", is dominated by wetland species, predominantly grasses and groundcovers along with pockets of scrub buttonwoods. The parcel is slightly lower in elevation than the surrounding properties and appears to be occasionally flooded. In addition, the property also exhibited several wetland indicators including, algal mats, aufwuchs and wrack lines. The majority of the site would be considered wetlands per chapter 62-340 of the Florida Administrative Code (FAC), and likely to be considered jurisdictional by the Army Corps of engineers (ACOE) and the Department of Environmental Protection (DEP). The elevation increases slightly along the eastern and western property lines where the wetland areas give way to narrow upland strips covered with a mix of Invasive Exotic and Native vegetation as well as landscape debris. The elevation on the eastern property line appears to be due to overflow fill from the adjacent parcel. The elevation on the western property line may also be "escaped fill" and/or ongoing landscape dumping. "Map Attachment B" indicates the approximate wetland line as determined by this Biologist using Chapter 62-340, F.A.C. Due to limitations of the measuring devices used the measurements shown are approximate. The lines, however, have been flagged, should a wetland boundary survey be required. This delineation may vary from the local permitting agencies formal delineations. Please consult the ACOE, DEP and Monroe County (MC) for official delineations.

Also located on the parcel is a billboard, located at the front of lot 6, an abandoned lawnmower and a number of woodchip piles, the larger of which are indicated on "Map Attachment A".

Coppitt Subdivision, Amended, Lots 6, 7, and 8, Block 1

Species of Note

There are three Listed species on site, *Phyla nodiflora* (Match Weed, Regionally Important) *Lycium carolinianum* (Christmas Berry, Regionally Important) and *Swietenia mahagoni* (Mahogany, Endangered).

A species is considered Listed if it is designated Endangered, Threatened, Regionally Important, or Commercially Exploited, or if it is a Native species greater than 4" diameter at breast height. All listed species require mitigation if impacted by development and all have been tagged on site.

Match Weed is a matted ground cover, of which two patches are found on lot eight. As it is not possible to tag each individual plant, tags have been placed on representative plants in each patch. Both areas may be successfully transplanted if sufficient soil is removed with the plant material.

Christmas berry is a small shrub, of which 2 struggling specimens were located amongst a pile of logs at the rear of lot six. Each plant has been tagged. As these plants are located along the rear property line, they are not likely to be impacted by any proposed development; however care should be taken when removing the surrounding logs. If necessary these specimens may also be transplanted if care is taken.

Three Mahoganies are located along the fence line of lot 6. All three appear to have been juvenile trees which were previously cut slightly above grade and have since re-sprouted. Should these specimens mature they will likely be in a disfigured, weakened state, possibly becoming hazardous trees. Replacement is recommended for these specimens.

Please note, current Monroe County Land Development Regulations require transplantation or replacement at a two to one ratio of the aforementioned listed species, should they be impacted. Changes to the code are currently under consideration, which would require a monetary contribution to the Monroe County Restoration Fund in lieu transplantation or replacement. The method of mitigation will be determined by the code in effect at the time of application.

The property also contains two Invasive Exotic Species. A row of relatively small Australian Pines borders the eastern property line. Brazilian Pepper is scattered around the perimeter, particularly along the western and northern property lines. Both of these species are required to be removed prior to a Certificate of Occupancy being issued.

Appropriate permits must be obtained from MC prior to removal of any vegetation. Please consult the MC Biologist for specific requirements.

Please feel free to direct any questions regarding this report to the author at the above referenced contacts.

Species List

<u>Scientific Name</u>	<u>Common Name</u>	<u>Status</u>	<u>Wetland Status</u>	<u>Notes</u>
<i>Agalinis maritime</i>	Saltmarsh false foxglove		OBL	
<i>Alternanthera maritima</i>	Chaff-Flower	N	FACW	
<i>Andropogon glomeratus</i>	Broom Grass	N	FACW	
<i>Bacopa monnieri</i>	Bacopa		OBL	Patch on lot 8
<i>Bidens alba</i>	Spanish Needles	N	FAC	
<i>Borrchia frutescens</i>	Sea Daisy	N	OBL	infrequent
<i>Casuarina equisetifolia</i>	Australian Pine	EX	FAC	Eastern Property Line
<i>Cenchrus spinifex</i>	Coastal Sand Spur		FACW	
<i>Conocarpus erectus</i>	Green Buttonwood	N	FACW	Scrub specimens
<i>Cyperus spp.</i>	Flat Sedge	e		
<i>Distichlis spicata</i>	Salt Grass	N	OBL	
<i>Eustachys glauca</i>	Saltmarsh Finger Grass		FACW	
<i>Fimbristylis castanea</i>	Saltmarsh Fringe Rush		OBL	
<i>Ipomoea sp.</i>	Morning Glory	e		not <i>I. tenuissima</i>
<i>Lycium carolinianum</i>	Christmas Berry	RI	OBL	One specimen in log pile
<i>Metopium toxiferum</i>	Poison Wood	N		Small specimens-eastern prop line
<i>Mikania scandens</i>	Climbing Hemp Vine		FACW	
<i>Phyla nodiflora</i>	match weed	RI	FAC	2 patches Lot 8

<i>Pithecellobium guadalupense</i>	Blackbead	N	
<i>Pluchea sp.</i>	Fleabane	N	FACW
<i>Schinus terebinthifolia</i>	Brazilian Pepper	IEX	FAC
<i>Spartina spp.</i>	Cord Grass	N	OBL
<i>Sporobolus virginicus</i>	Seashore Dropseed Grass	N	OBL
<i>Stenotaphrum secundatum</i>	St Augustine Grass	ex	
	Exotic Palm	e	
	Exotic Papaya	e	
	Exotic Almond	e	
	Unidentified ground cover	e	

Key ~ Status

CE	Commercially Exploited	All Protected
e	Exotic	non-native (may be naturalized)
END	Endangered	All Protected
IEX	Invasive Exotic	Removal Prior to CO Required
N	Native	> 4" dbh protected
RI	Regionally Important	All protected
T	Threatened	All Protected

Key ~ Wetland Status

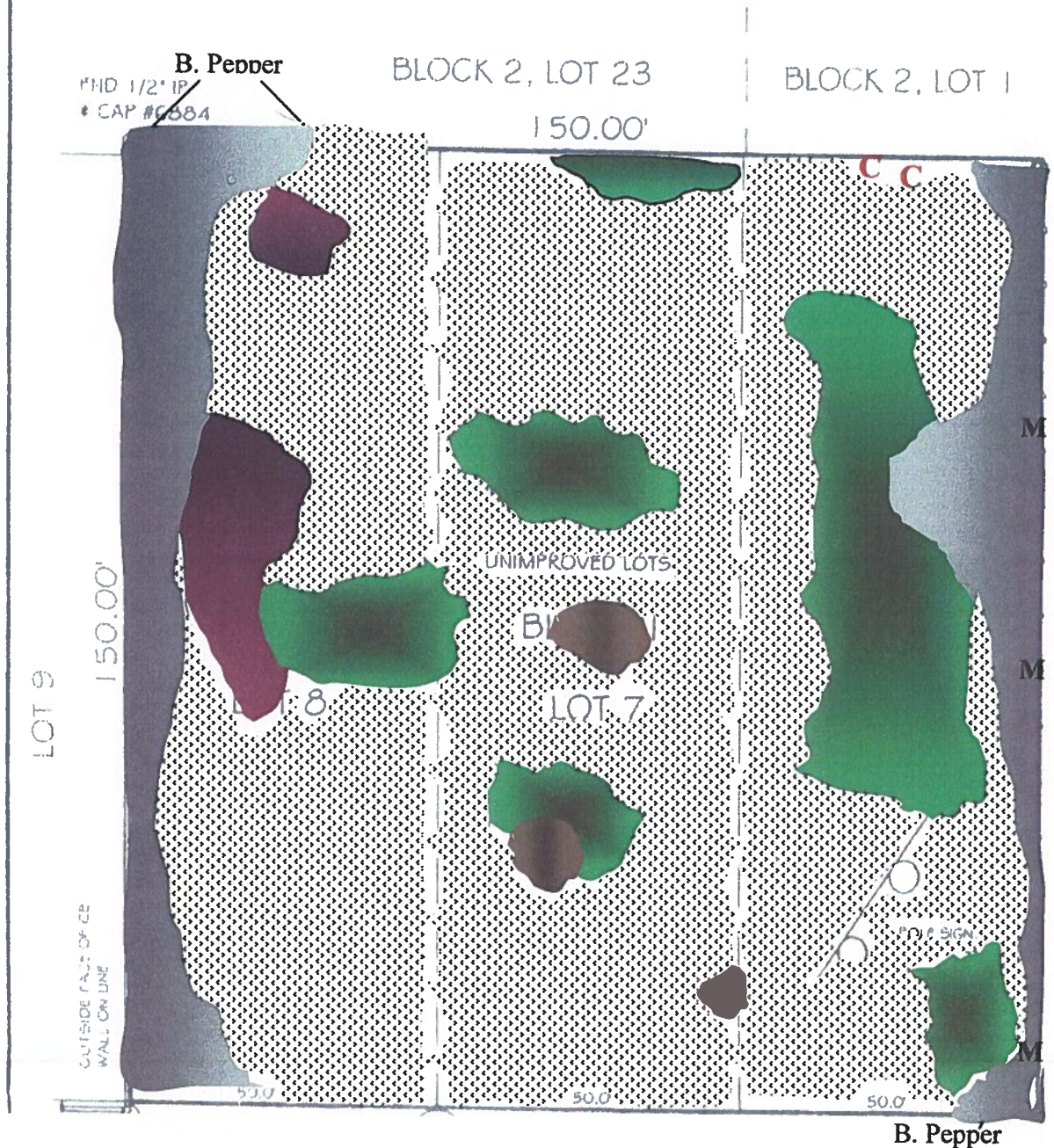
OBL	Obligate
FACW	Facultative Wet
FAC	Facultative
UPL	Upland

Map Attachment A

MAP OF BOUNDARY SURVEY LOTS 6, 7, and 8, BLOCK 1 AMENDED PLAT OF COPPITT SUBDIVISION

Key

-  = Wetland Groundcovers
-  = Scrub Buttonwood
-  = Upland
-  = Wood Chip Pile
-  = Match weed (Reg. Imprt.)
-  = Christmas Berry (Reg. Imprt.)
-  = Mahogany

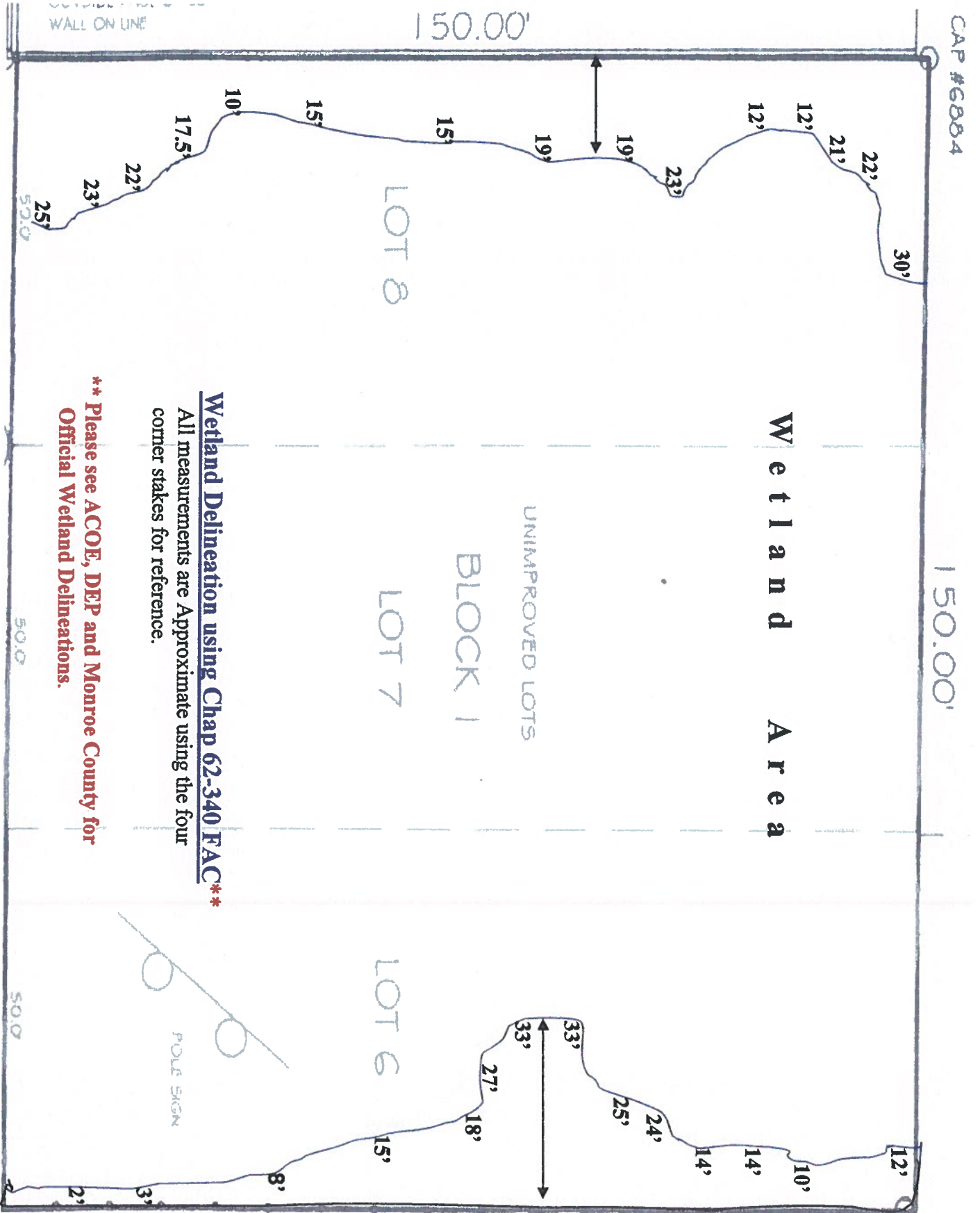


*All species locations are approximate and were determined using the 4 corner survey stakes located on site for reference

* Please see ACOE, DEP and Monroe County for Official Wetland Delineation. See Map Attachment B for delineation detail

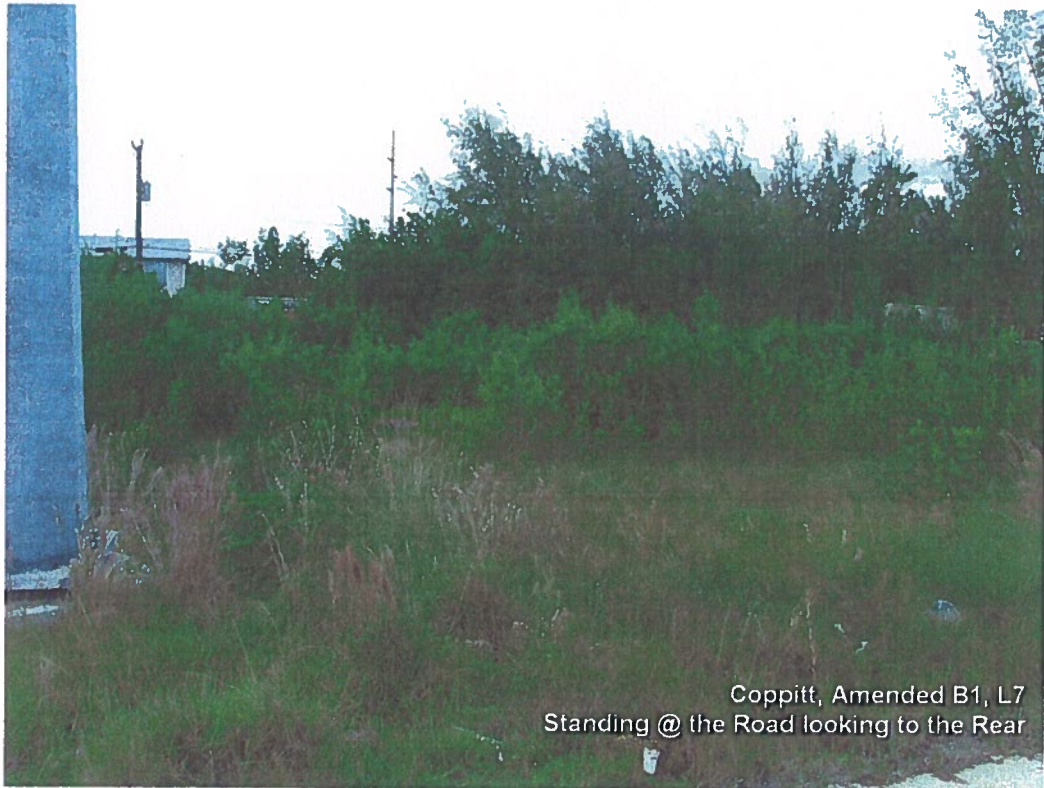


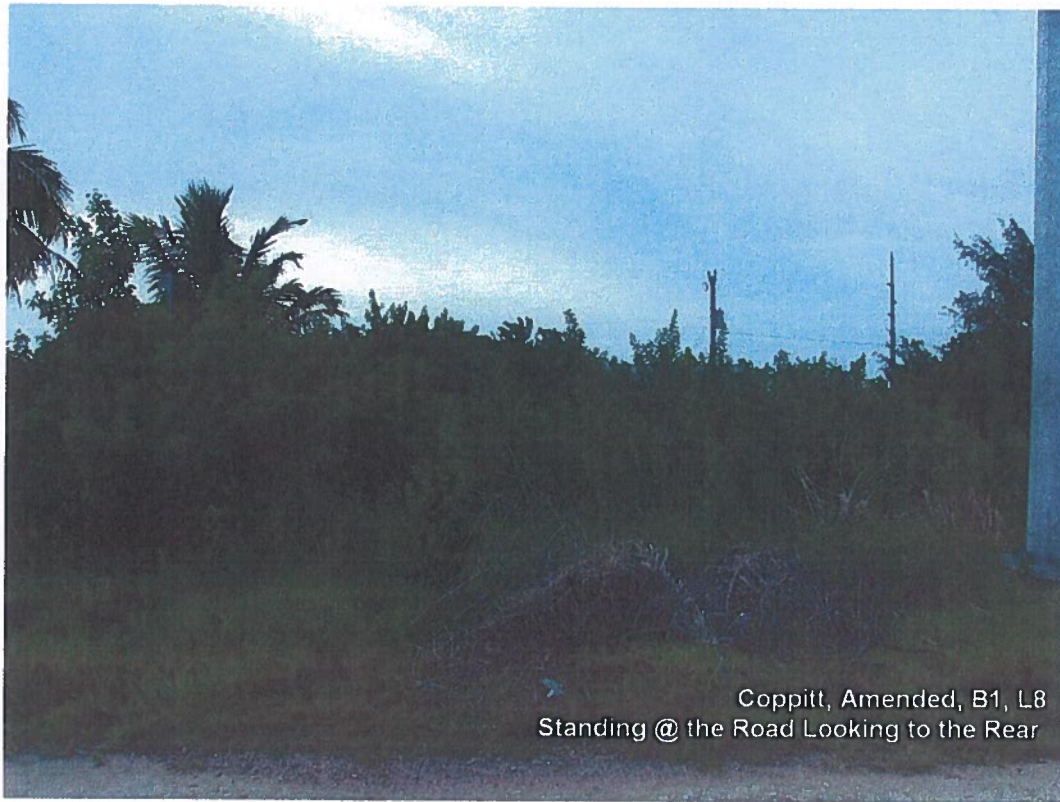
Map Attachment B



Wetland Delineation using Chap 62-340 FAC**
 All measurements are Approximate using the four corner stakes for reference.

**** Please see ACOE, DEP and Monroe County for Official Wetland Delineations.**





Coppitt, Amended, B1, L8
Standing @ the Road Looking to the Rear

State and Federal Permitting (SFWMD and ACOE)



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
9900 SW 107TH AVENUE, SUITE 203
MIAMI, FLORIDA 33176

REPLY TO
ATTENTION OF

Miami Permits Section
SAJ- 2006-5021 (IP-INS)

JAN 26 2009

Mr. Gary Burchfield, Manager
6-7-8 US 1 LLC
728 Prado Circle
Key West, Florida 33040

Dear Mr. Burchfield:

We have completed our review of your Department of the Army permit application SAJ- 2006-5021 to fill 0.52 acres of wetlands to construct a warehouse, office and retail space, parking areas, driveways and access points to and from U.S. 1, in/over waters of the United States. The project is located on US-1/Overseas Highway, legally described as Lots 6, 7, and 8, Block 1, of the Coppit subdivision, in Section 22, Township 67 South, Range 26 East, Big Coppit Key, Monroe County, Florida (MM+10).

Although the U.S. Army Corps of Engineers (Corps) is prepared to take final action on the application, by Federal law no final action can be taken until a State Section 401 Water Quality Certification (WQC) has been issued or waived and the State has concurred with an applicant's Coastal Zone Management (CZM) consistency determination or concurrence has been presumed. We have no **written** indication that the State has issued certification for the work. If the State fails or refuses to act within 6 months from the date the State considers the application complete, the Section 401 WQC requirement and CZM consistency will be automatically waived or considered presumed, and the Corps will take final action on the permit application.

Once the State has issued or waived the required Section 401 WQC and/or concurred with your CZM consistency determination, you will need to provide us with a copy of the State's permit. Upon receipt of State approval or waiver, final action on the Department of the Army permit application will be taken, providing the State's approval or waiver is furnished within 1 year of the date of this letter and there have been no significant changes in the Corps' evaluation policies during that period nor any significant project modifications.

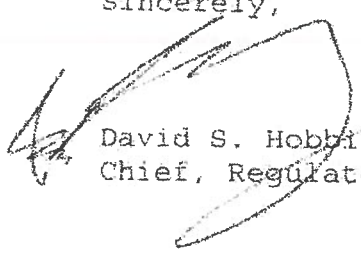
Conditions of the State Section 401 WQC and/or the State CZM concurrence will become conditions to any final Department of the Army permit. Should the State's action on the required certification or concurrence approve a project different from that shown on the current application, a modification to the application will be required. Please notify us when you submit copies of the State certification/permit of any such changes. Substantial changes may require a new permit evaluation process, including issuance of a new public notice.

If the State denies the required Section 401 WQC and/or does not concur with your CZM consistency determination, then the permit could be denied without prejudice. If you should subsequently obtain Section 401 WQC and/or a CZM consistency determination concurrence, you should contact this office to determine how to proceed with your permit application.

You are cautioned that commencement of the work prior to Department of the Army authorization would constitute a violation of Federal laws and subject you to further enforcement action. Receipt of a permit from the Department of Environmental Protection or Water Management District does not obviate the requirement for obtaining a Department of the Army permit prior to commencing the work.

Any questions concerning the application should be directed to Ingrid N. Sotelo at the letterhead address or by telephone at 305-779-6054.

Sincerely,



David S. Hobbie
Chief, Regulatory Division



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 44-00423-P
DATE ISSUED: April 24, 2009**

Form #0941
08/95

PERMITTEE: 678 US 1 LLC
728 PRADO CIR
KEY WEST, FL 33040

PROJECT DESCRIPTION: Construction and operation of a surface water management system to serve 0.52-acres of commercial development known as Big Coppitt Commercial Center and to authorize 1.79 acres of offsite wetland mitigation to offset 0.52 acre of project related wetland impacts.

PROJECT LOCATION: MONROE COUNTY, SEC 22 TWP 67S RGE 26E

PERMIT DURATION: See Special Condition No.1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 080717-3, dated July 17, 2008. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 20 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 3 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 24th day of April, 2009, in accordance with Section 120.60(3) Florida Statutes.

BY:

[Signature]
Anthony M. Waterhouse, P.E.
Deputy Director

Environmental Resource Regulation Department

Certified mail number 7005 0321 0005 9821 8973

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit

GENERAL CONDITIONS

Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereign lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit

GENERAL CONDITIONS

application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on April 24, 2014.
2. Operation of the surface water management system shall be the responsibility of PERMITTEE.
3. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
4. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
5. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
6. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
7. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
8. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
9. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
10. The permittee acknowledges, that pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
11. Minimum building floor elevation: 10.00' NGVD
12. All contractors must be provided with a copy of the staff report and permit conditions prior to the commencement of construction. The permittee is responsible for ensuring that all contractors adhere to the project construction details and methods indicated on the attached permit Exhibits and described herein.
13. The offsite mitigation area will be managed in perpetuity in accordance with Exhibit No. 3.2 for the preserved wetland/upland areas to ensure the integrity and viability of those areas as permitted.
14. Spoil generated from the construction authorized by this permit must be placed on an upland site and contained in such a manner as to prevent erosion into wetlands or other surface waters.
15. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
16. A mitigation program for the Big Coppitt Commercial Center shall be implemented in accordance with Exhibit No. 3.1. The permittee shall preserve 1.29 acres of tidal wetlands and 0.50 acre of tropical upland

SCANNED 04/24/2009 08:03 DR

SPECIAL CONDITIONS

- hammock. This 1.79 acre conservation area will be conveyed to the Florida Board of Trustees of the Internal Improvement Trust Fund. Subsequent to the property transfer, the land will be managed in perpetuity by the Florida Fish and Wildlife Conservation Commission in accordance with the provisions of the Florida Keys Wildlife and Environmental Area Conceptual Management Plan and the provisions of this permit.
17. The proposed development site on Big Coppitt Key contains isolated wetlands that are somewhat degraded due to surrounding roads and development and a lack of any tidal inundation. While the development site was not observed to be utilized by endangered species, threatened species and/or species of special concern, it shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species.
 18. Activities associated with the implementation of the mitigation plan shall be completed in accordance with the work schedule attached as Exhibit No. 3.3. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.
 19. Per Exhibit 3.3, prior to commencement of construction at the project site and prior to incurring any onsite wetland impacts, the permittee will provide documentation verifying the offsite mitigation area has been successfully transferred to the Florida Board of Trustees and subsequently modify the Big Coppitt Commercial Center Environmental Resource Permit to reflect this change in ownership and perpetual management per Exhibit 3.2.
 20. This permit does not eliminate the need to obtain any and all necessary easements and rights of way prior to the start of any activity approved herein. This permit does not convey to the permittee, or create for the permittee, any property right, or any interest in real property; nor does it authorize any entrance upon, or activities on, property which is not owned or controlled by the permittee; or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..

SCANNED 04/24/2009 08:03 DR

40E-4.321 Duration of Permits.

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C., is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. The effective date of the local government's comprehensive plan amendment,
2. The effective date of the local government development order,
3. The date on which the District issues the conceptual approval, or
4. The date on which the District issues a final order pertaining to the resolution of any Section 120.57, F.S., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, the construction phase authorizing construction, removal, alteration or abandonment of a system shall expire five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For an individual or standard general environmental resource permit, the operational phase of the permit is perpetual for operation and maintenance.

(e) For a noticed general permit issued pursuant to Chapter 40E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made by electronic mail at the District's e-Permitting website or in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. The Governing Board takes action on an application for extension of an individual permit, or
2. Staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to paragraph 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of the permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

Specific Authority 373.044, 373.113, 668.003, 668.004, 668.50 FS. Law Implemented 373.413, 373.416, 373.419, 373.426, 668.003, 668.004, 668.50 FS. History--New 9-3-81, Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4-20-94, 10-3-95, 5-28-00, 10-1-06.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose to the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District's Governing Board takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

Last Date For Agency Action: 08-JUN-2009

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Big Coppitt Commercial Center
Permit No.: 44-00423-P
Application No.: 080717-3
Application Type: Environmental Resource (New General Permit)
Location: Monroe County, S22/T67S/R26E
Permittee : 678 US 1 LLC
Operating Entity : Permittee
Project Area: 2.31 acres
Project Land Use: Commercial
Drainage Basin: ATLANTIC OCEAN
Receiving Body: Groundwater Table, Atlantic Ocean
Special Drainage District: NA
Total Acres Wetland Onsite: .52
Total Acres Impacted Onsite : .52
Total Acres Presv/Mit Compensation Offsite: 1.79
Fee Title Land Donation As Mitigation: Yes
Conservation Easement To District : No
Sovereign Submerged Lands: No

PROJECT PURPOSE:

This application is a request for an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve 0.52-acre of commercial development project known as Big Coppitt Commercial Center located in Monroe County. Also, authorization is requested for 1.79-acres of offsite wetland/upland preservation area.

PROJECT EVALUATION:**PROJECT SITE DESCRIPTION:**

The site is located between 1st Street and 4th Street on Big Coppitt Key, Monroe County. There are no permitted surface water management facilities within the project area. The site contains 0.52 acre of high marsh type of wetlands vegetated primarily with buttonwood and silverhead with some Australian pine along the property boundaries. The site is surrounded by existing roads and development. The project area also includes 1.79 acres of offsite high quality wetland/upland habitat that is surrounded by public lands on Upper Sugarloaf Key.

PROPOSED PROJECT:

This application is a request for construction and operation of a surface water management system to serve a 0.52 acre commercial development. The application also includes a 1.79 acre offsite parcel to be used for wetland mitigation (see Wetlands section). The proposed surface water management system for the 0.52 acre commercial development will consist of stormwater inlets and swales. The proposed system has been designed to retain the 25-year, 3-day storm event on site.

LAND USE:**Construction:****Project:****Total Project**

Building Coverage	.12	acres
Pavement	.22	acres
Pervious	.18	acres
Total:	.52	

WATER QUANTITY:**Discharge Rate :**

The proposed surface water management system has been designed to retain the 25-year, 3-day storm event on site.

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Site	.52	2/2	2.00	Wet Season Soil Borings

WATER QUALITY :

Water quality treatment for the 2.5 inches times the percent of impervious area will be provided within swales. Silt fence will be installed per Exhibit 2.0 to ensure water quality will be maintained during project construction.

Basin	Treatment Method	Vol Req.d (ac-ft)
-------	------------------	----------------------

Basin		Treatment Method	Vol Req.d (ac-ft)	Vol Prov'd
Site	Treatment	Dry Retention	.14	.14

WETLANDS:

The Big Coppitt Commercial Center site contains 0.52 acre of wetlands vegetated by silverhead (*Philoxerus vermicularis*) and green buttonwood (*Conocarpus erectus*). Residential and commercial properties currently surround the property and the project site has been hydrologically isolated by the Overseas Highway. Wetlands functions are provided by the project site; however, exotic vegetation and stormwater runoff from adjacent properties have impacted these wetlands.

Mitigation Proposal:

As a result of the construction of the Big Coppitt Commercial Center project, all 0.52 acre of onsite wetlands will be impacted. To offset these wetland impacts, offsite mitigation is proposed by the applicant.

Offsite mitigation includes the preservation of a 1.79 acre parcel on Upper Sugarloaf Key. The property contains exceptionally high quality habitat and is surrounded by conservation lands currently within public ownership. The proposed Big Coppitt Commercial Center offsite wetland preservation area includes 1.29 acres of saltmarsh and 0.50 acre of tropical hardwood habitat (Exhibit 3.1). This 1.79 acre conservation area is proposed to be donated to the Florida Board of Trustees of the Internal Improvement Trust Fund. Subsequent to the property transfer, the land will be managed in perpetuity by the Florida Fish and Wildlife Conservation Commission in accordance with the provisions of the Florida Keys Wildlife and Environmental Area Conceptual Management Plan and this permit (see Exhibit 3.2 and Special Condition 24).

Based on Chapter 62-345.100 of the Florida Administrative Code, a UMAM assessment (Uniform Mitigation Assessment Method) of both the proposed impact site and offsite mitigation plan was conducted (see permit file). Based on this assessment, all 0.52 acre of the proposed onsite wetland impacts will be offset by the 1.79 acre Big Coppitt Commercial Center offsite wetland mitigation area.

No additional wetland impacts and/or construction activities are authorized under this permit.

Wetland Inventory :**CONCEPTUAL NEW -OFF SITE MITIGATION AREA**

Site Id	Site Type	Pre-Development					Post-Development					
		Pre Fluc cs	AA Type	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluc cs	Adj Delta	Functional Gain / Loss
AA1	OFF	642	Preservation	1.25	.77	.90	1	1.00	.90	642	.117	.146
AA2	OFF	642	Preservation	.04	.00	.90	1	1.00	.90	642	.810	.032
AA3	OFF	426	Preservation	.40	.90	1.00	1	1.00	.90	426	.090	.036
AA4	OFF	426	Preservation	.10	.00	1.00	1	1.00	.90	426	.900	.090
Total:				1.79								.30

Wetland Inventory :**CONSTRUCTION NEW -BIG COPPITT COMMERCIAL CENTER**

Site Id	Site Type	Pre-Development					Post-Development					
		Pre Fluc cs	AA Type	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluc cs	Adj Delta	Functional Gain / Loss
A	ON	642	Direct	.52	.57	.00				140	-.570	-.296
Total:				.52								-.30

<u>Fluc cs Code</u>	<u>Description</u>
140	Commercial And Services
426	Tropical Hardwoods
642	Saltwater Marshes

Wildlife Issues:

The project impact site contains degraded habitat for wetland-dependent endangered or threatened wildlife species or species of special concern. However, no wetland-dependent endangered/threatened species or species of special concern were observed onsite. The offsite mitigation area contains high quality wetland an upland habitat which will be preserved through the provisions of the Florida Keys Wildlife and Environmental Area Conceptual Management Plan and this permit. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

LEGAL ISSUES:

The applicant currently possesses a contract to purchase the 1.79 acre offsite mitigation area. Upon finalizing ownership of the offsite mitigation area, the applicant proposes to convey the 1.79 acre offsite mitigation area to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to expand an existing regionally significant conservation area. The applicant has coordinated with both the Florida Department of Environmental Protection to transfer property ownership and the Florida Fish and Wildlife Conservation Commission to manage this parcel in perpetuity per the provisions noted in Exhibits

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3.1 and 3.2.

Per the provisions of Exhibit 3.3, the applicant will provide the District documentation verifying both ownership of the offsite mitigation parcel and the conveyance of this parcel to the Florida Board of Trustees of the Internal Improvement Trust Fund. Subsequent to the conveyance of the offsite mitigation parcel, the applicant will modify the Big Coppitt Commercial Center permit to reflect the revised ownership and perpetual maintenance responsibilities associated with the 1.79 acre mitigation site.

No impacts to the onsite Big Coppitt Commercial Center wetlands are authorized until the provisions of the proposed offsite wetland mitigation plan have been successfully implemented and documented by the permittee.

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:**Water Use Permit Status:**

The applicant has indicated that public water supply will be used as a source for irrigation water for the project and that dewatering is not required for construction of this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Florida Keys Aqueduct Authority (PWS)

Waste Water System/Supplier:

On-site sewage treatment plant

Right-Of-Way Permit Status:

A District Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that the agency has no objections to the issuance of this permit.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

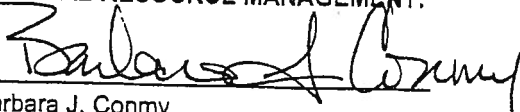
There has been no enforcement activity associated with this application.

STAFF REVIEW:

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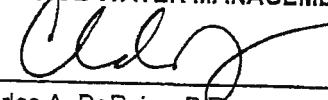
DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:


Barbara J. Conmy

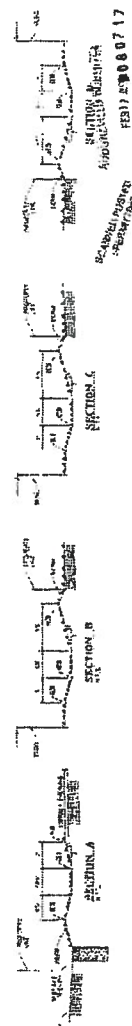
DATE: 4/21/09

SURFACE WATER MANAGEMENT:


Carlos A. DeRojas, P.E.

DATE: 4/23/09





1.	Was field observed	6-17-06	Original In.	EPI	Angled	Drainage Hdg		DATE: 6-17-06 BY: [Signature] C-2
2.	Stationing, From and To	0+150 to 0+160	Drawn by	AEF	OS: 17-06	Drainage Plan		
3.	Stationing, From and To	0+150 to 0+160	Drawn by	AEF	OS: 17-06	Drainage Plan		
4.	Stationing, From and To	0+150 to 0+160	Drawn by	AEF	OS: 17-06	Drainage Plan		

P E & D, Inc.
Calligraphic Art & Design Services (407) 794-1111
Perez Engineering
& Development, Inc.
1010 ALBERTA ROAD, SUITE 400
DAYTON, OH 45424
(603) 751-7600 • FAX (603) 751-6219

48 HOURS, 24/7
 CALL 1-800-432-4770
 24 HOURS, 24/7
 CALL 1-800-432-4770

Designing Calculator			
Water Quality - Freshwater			
Project Area	0.517 ac	22,000 sf	
1st-year Area	0.517 ac	22,000 sf	
Impervious Area	0.000 ac	0 sf	
% Impervious	0.00%		
Rainfall for 24hr(24hr event) (P)			
Runoff for 24hr(24hr event) (P)	0 in		
Depth to Water Table	< 1 ft		
Developed Available Storage	0.34 in		
Soil Storage (S) = (0.30 in) (1.000) =			
Open (P = 0.25) = (10.87 - (0.30)(0.34)) =			
(P = 0.05) (10.87 - (0.30)(0.34)) =			
Runoff Volume from 24-hour 3 day storm	5.43 ac-in	10,720 sf	
Water Quantity - Freshwater			
Project Area	0.517 ac	22,000 sf	
Impervious Area	0.004 ac	3,000 sf	
% Impervious	0.33%	14,500 sf	
Rainfall for 24hr(24hr event) (P)			
Runoff for 24hr(24hr event) (P)	0 in		
Depth to Water Table	0.87 in		
Developed Available Storage	3 ft		
Soil Storage (S) = (14.5 ft)(1.000) =			
Open (P = 0.33%) = (10.87 - (0.34)(3.00)) =			
(P = 0.05) (10.87 - (0.34)(3.00)) =			
Runoff Volume from 24-hour 3 day storm	4.69 ac-in	10,690 sf	
Evapotranspiration - Freshwater			
Area = 1.000 (A) (A) (A)	0.78 ac-in		
Water Quality			
Project Area	0.517 ac	22,000 sf	
Surface Water	0.000 ac	0 sf	
Road Area	0.114 ac	5,040 sf	
Paved Area/Highways	0.217 ac	9,450 sf	
Other Paved Area	0.184 ac	8,000 sf	
Total area for Water Quality	0.401 ac	17,450 sf	
(Site area, water surface + road area)			
% Impervious in Water Quality	0.21%		
% Impervious (Water Quality) Area 2.5 inches	54.2%		
One inch of runoff from proposed area	1.35 in		
2.5 inches from proposed area	0.517 ac-in		
2.5 inches from proposed area	0.690 ac-in		
Water Quality Vs. Water Quality			
PCS: 1st Development Quantity of Runoff	0.517	Water Quality	
	0.77%	0.95%	
30% reduction for definition of dry stream			

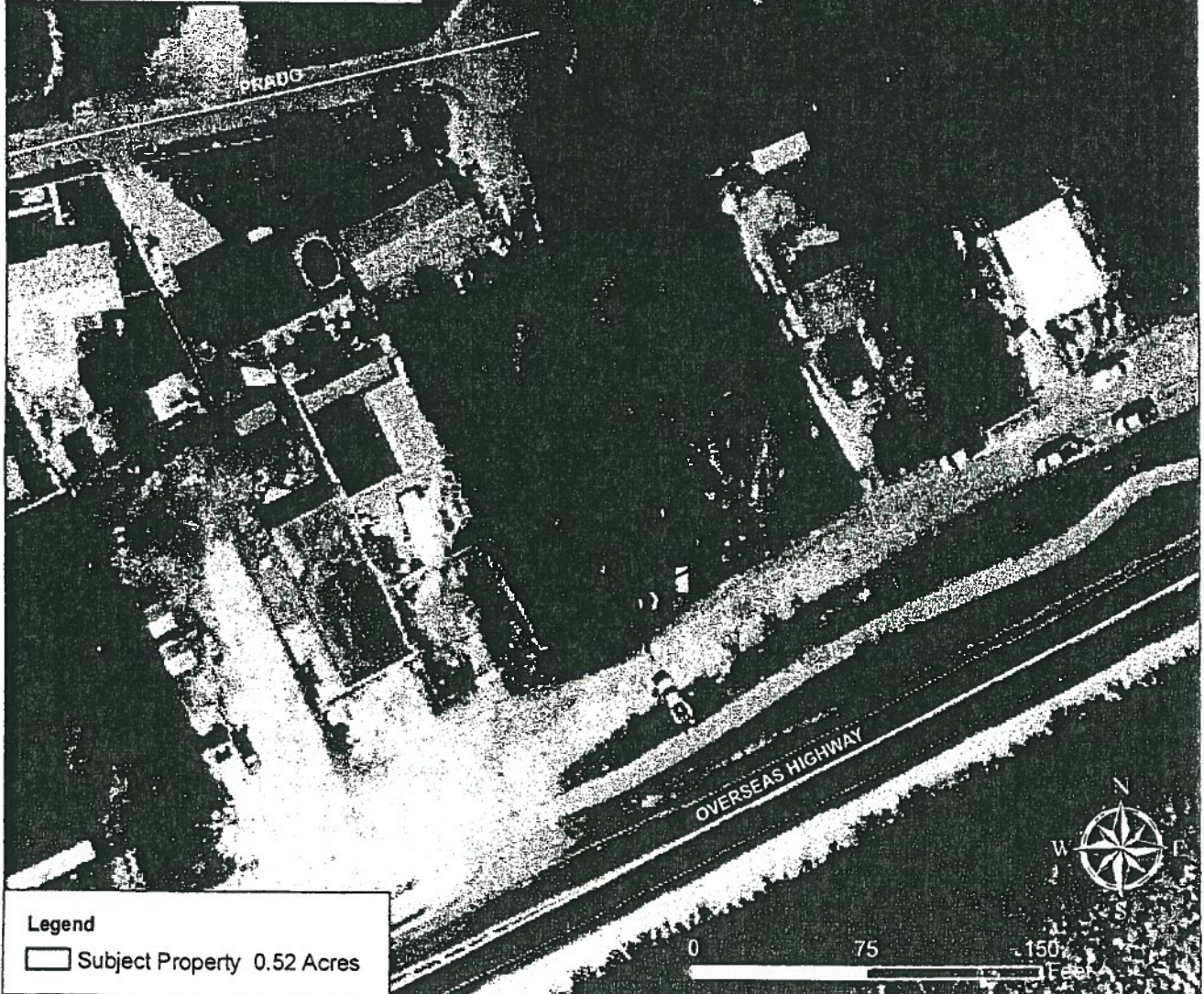
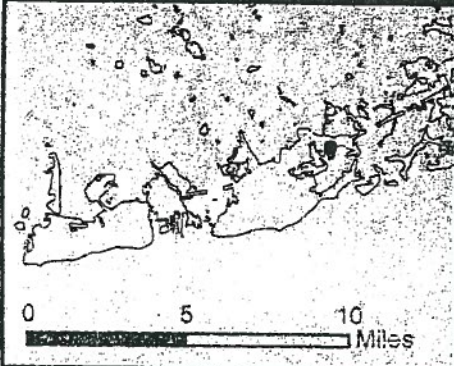
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MIAMI • FT. MEYERS • KEY WEST
www.swdrc.net

Impact Assessment & Mitigation Plan
678 US 1 LLC, June 9, 2008

ATTACHMENT 1 Impact Area Location Map



Legend

Subject Property 0.52 Acres

Source: Monroe County Property Appraiser
Aerial Photograph

Adapted by Joshua Peele, SWC

EXHIBIT 3.0a
080 717-3



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www.bmcinc.net

Impact Assessment & Mitigation Plan
678 US LLC, June 8, 2008

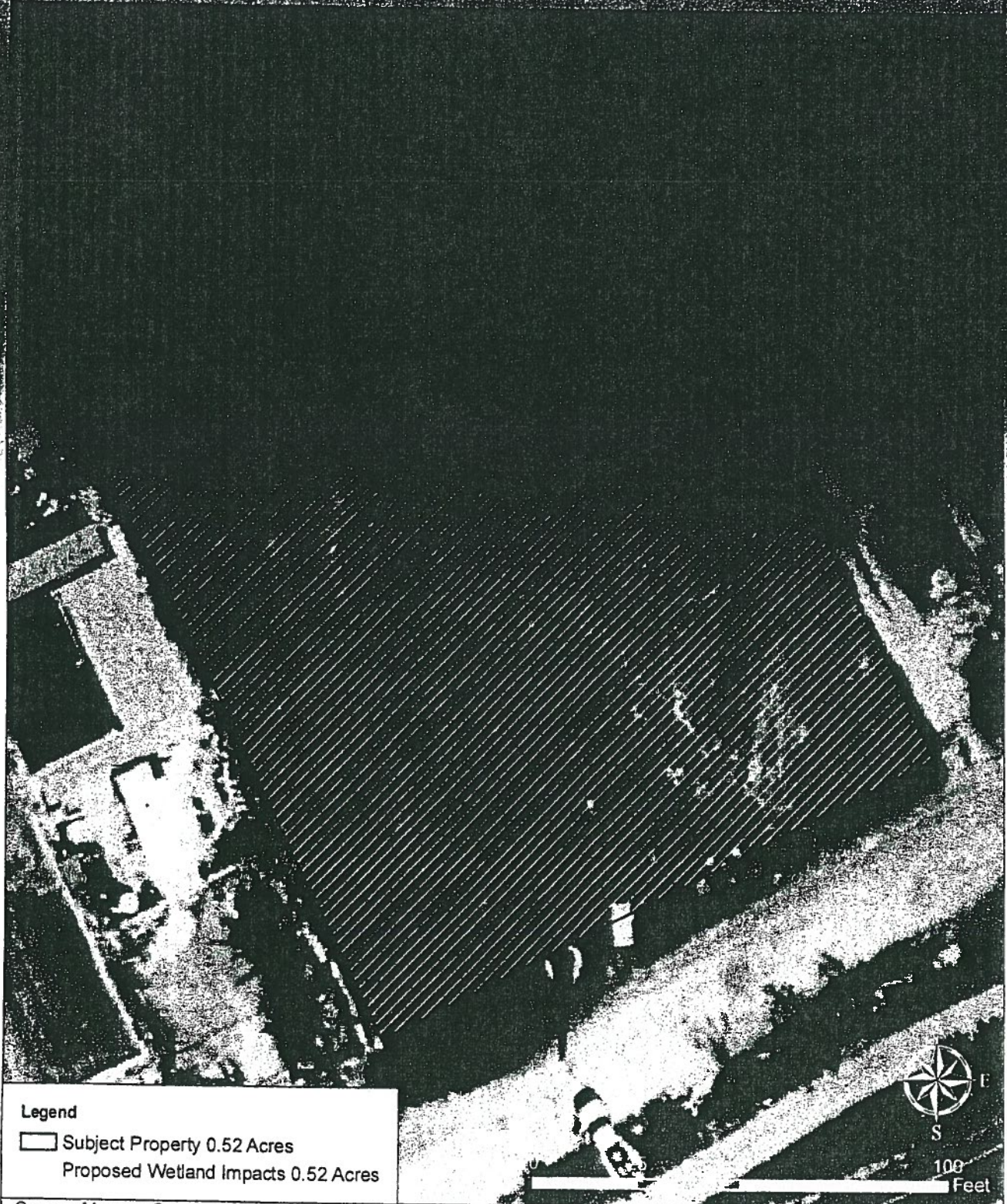


EXHIBIT 3.06

080717-3

IMPACT ASSESSMENT & MITIGATION PLAN

678 US 1 LLC
BIG COPPITT KEY, FL

Prepared by:



Planning
Ecological
Environmental
Communications
CONSULTING SERVICES

MIAMI • FT. MEYERS • KEY WEST
www.swcinc.net

June 9, 2008

EXHIBIT 3, 1a
1780717.3

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LIST OF ATTACHMENTS

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1.0 PURPOSE

The intent of this report is to present an evaluation of impacts to wetland resources that will result from the proposed development of the subject commercial property located adjacent to 717 Overseas Highway, Big Coppitt Key, Monroe County, FL (see Impact Area Location Map, Attachment 1). In addition, this report will provide a UMAM evaluation of a proposed preservation area, to offset the affected resources (see Preservation Area Location Map, Attachment 5). The assessment was commissioned by the property owner, Joseph Clements, principal of 678 US 1, LLC.

2.0 ASSESSMENT OF IMPACT AREA

2.1 Description of General Impact Area

The 0.52-acre subject property consists of three RE numbers: 00149450-000000, 00149440-000000 and 00149430-000000. It is located between 1st Street and 4th Street on Big Coppitt Key and is accessed via a dirt road along the north side of the Overseas Highway. A majority of the property consists of wetland area dominated by buttonwood (*Conocarpus erectus*) and silverhead (*Philoxerus vermicularis*, J.E.Smith) (see Attachment 3). In addition, Australian pines (*Casuarina equisetifolia*) and Brazilian pepper (*Schinus terebinthifolius*) are located along the east and west boundaries of the property. The northwest corner of the property is maintained free of vegetation and contains a large billboard sign. Large equipment tire tracks can be observed transecting across the center of the property. Immediately east is a commercial building and adjacent to the west is a crematorium. The north side is bordered by residential homes, while the south side is bordered by the Overseas Highway and associated dirt road.

Legal Description: Lots 6, 7 and 8, Block 1, Coppitt Sub Amended Plat Big Coppitt Key PB4-50 OR564-756/759 OR774-322/323 OR911-1521/1525Q/C OR1179-1749 OR1867-2160 OR1942-1272/74QC OR1985-2113/14(CCT). (Monroe County, Florida, Public Records)

2.2 Methodology

A site visit was made to the subject property by SWC staff, on June 11, 2007. Photographs were taken at various locations around and within the subject property (see Attachment 2). Data was collected for conducting a UMAM assessment and the wetland jurisdictional line was visually determined through identification of wetland indicator species, soil characteristics and visible ground elevation changes. A subsequent site visit was conducted on March 4, 2008 and the jurisdictional line was mapped using a sub-meter-accuracy Magellan GPS Mobile Mapper CE.

Using ArcMap 9.2, the jurisdictional line was overlain onto 2006 aerial photographs acquired from the Monroe County Property Appraiser's Office. Acreage of the impacted

wetland area to be affected by the proposed project was then calculated. Visual presentation of this overlay is provided in Attachment 3.

2.3 Species List

An Environmental Report & Vegetation Survey was conducted in September 2004, by Julie Cheon, Environmental Consultant (see Attachment 11). SWC staff made a general vegetation survey as it pertains to conducting the UMAM assessment and did not confirm the accuracy of the Cheon survey. Several years have elapsed since the attached report was prepared. In addition, clearing has taken place at the property, altering the vegetation. As a result, the plant species list provided in the attached report will be referred to as a list of potential plants that would utilize the area. To supplement that report, the following table provides a list of wildlife species that are anticipated to utilize the assessment area.

Scientific Name	Common Name	Status
<i>Procyon lotor auspicatus</i>	Keys raccoon	Common
<i>Sigmodon hispidus exsputus</i>	Lower keys cotton rat	Uncommon
<i>Rattus rattus</i>	Black rat	Common
<i>Rattus norvegicus</i>	Norway rat	Common
<i>Mus musculus</i>	House mouse	Uncommon
<i>Anolis carolinensis carol.</i>	Green anole	Common
<i>Anolis sagrei</i>	Brown anole	Common
<i>Cnemidophorus sexlineatus sexl.</i>	Six-lined racerunner	Common
<i>Eumeces inexpectatus</i>	Southeastern five-lined skink	Common
<i>Hemidactylus turcicus turcicus</i>	Mediterranean gecko	Uncommon
<i>Sphaerodactylus elegans</i>	Ashy gecko	Common
<i>Coluber constrictor priapus</i>	Southern black racer	Common
<i>Diadophis punctatus acricus</i>	Key ringneck snake	Uncommon
<i>Elaphe guttata guttata</i>	Corn snake	Common
<i>Opheodrys aestivus</i>	Rough green snake	Common
<i>Thamnophis sauritus sackeni</i>	Peninsula ribbon snake	Common
<i>Eleutherodactylus planirostris plan.</i>	Greenhouse frog	Uncommon
<i>Hyla cinerea</i>	Green treefrog	Common
<i>Osteopilus septentrionalis</i>	Cuban treefrog	Common
<i>Bubulcus ibis</i>	Cattle egret	Common
<i>Eudocimus albus</i>	White ibis	Common
<i>Falco sparverius</i>	American kestrel	Common
<i>Columbina leucocephala</i>	White-crowned pigeon	Uncommon
<i>Zenaida macroura</i>	Morning dove	Common
<i>Melanerpes carolinus</i>	Red-bellied woodpecker	Common
<i>Corvus brachyrhynchos</i>	American crow	Occasional
<i>Mimus polyglottos</i>	Northern mockingbird	Common
<i>Cardinalis cardinalis</i>	Northern cardinal	Common
<i>Agelaius phoeniceus</i>	Red-winged blackbird	Common

Status source: NPWRC Checklists of the United States (Florida Keys)



2.4 Results of UMAM Impact Assessment

The following text presents detailed explanations for specific UMAM scores assigned to the property.

Location and Landscape Support

The value of functions to fish and wildlife provided by an assessment area are influenced by its landscape position and relationship to surrounding areas. The assessment area is completely surrounded by development. Across the Overseas Highway from the assessment area is a large, relatively-permanent water body consisting of mudflats and sparse mangrove habitat. The assessment area may be utilized as perching habitat by wading birds that forage in the nearby mudflats habitat. However, due to its size, location and surrounding developed properties, it is highly unlikely that the assessment area is utilized by any wetland fauna or listed species, such as land crabs, marsh rabbits, and silver rice rats. In addition, due to its location and surrounding habitat types, it is highly unlikely that the assessment area is a wetland species seed source for other habitat types located nearby. Numerous trash items were observed on the property. SWC staff has determined that the location and landscape support of the assessment area is slightly above a minimal level of support to wetlands and is valued at a UMAM score of five (5).

Water Environment

The quantity and quality of water in an assessment area—including the timing, frequency, depth and duration of inundation, and flow characteristics—may facilitate or preclude its ability to perform certain functions and may benefit or adversely affected its capacity to support certain wildlife. The assessment area has no direct or indirect connection with tidal waters. However, moderate soil moisture is present. Field observation indicates that the soil moisture can be attributed to localized stormwater runoff from adjacent properties. During the time of the site visit no standing water was observed. SWC staff has determined that the water environment of the assessment area is a moderate level of support to wetlands and is valued at a UMAM score of six (6).

Vegetation and/or Benthic Community

Vegetation and structural habitat is a reflection of the overall condition of an assessment area. The assessment area is dominated by buttonwood and silverhead. The east and west edges of the assessment area contain Australian pine and Brazilian pepper, which are invasive exotic species with an extremely-high potential for spreading. Although other wetland species are present, the dominating silverhead is not the appropriate plant species for this vestigial buttonwood flat community. Silverhead is typical of saline sands and marls of coastal dunes and sand bars. The presence of silverhead is an additional indicator of a site that has been disturbed or changed from its former plant community. During the site visit, large equipment tire tracks were observed transecting across the assessment area. SWC staff has determined that the community structure



of the assessment area is a moderate level of support to wetlands and is valued at a UMAM score of six (6).

Total UMAM Scores for Impact Area

The following table provides a summary of the results of the impact assessment UMAM evaluation (see Attachment 4 for detailed UMAM evaluation form).

Habitat Type	Acres	Delta = [with-current]	Functional Loss = acres x delta
wetland	0.52	0.57	0.30

3.0 ASSESSMENT OF MITIGATION AREA

3.1 Description of General Preservation Area

The 1.79-acre subject parcel, with RE number 00117490-000100, is located off the southwest side of Crane Boulevard, just north of Rosalind Road, on Sugarloaf Key (see location map, Attachment 5). The parcel consists of a 1.29-acre salt marsh wetland and a 0.50-acre upland hammock. The parcel is zoned by Monroe County as Native Area, is surrounded by protected natural areas and abuts several thousand acres of U.S. Fish and Wildlife Service refuge lands. Property immediately across Crane Blvd. from the parcel is zoned as Sparsely Settled and contains several privately-owned lots. See Attachment 6 for an annotated aerial photograph showing ownership of the surrounding private and conservation lands.

Legal Description: 25 66 27 Sugarloaf Key PT Govt Lot 3 A/K/A Lot 16 BLK 14 No Sugarloaf Acres Sec Two OR564-756/759 OR783-630/633 OR811-179 OR911-1521/1525Q/C OR930-1211 OR960-1600Q/C OR1090-325CT O. (Monroe County, Florida, Public Records)

3.2 Methodology

A site visit was made to the subject property by SWC staff on February 21, 2008 and photographs were taken at various locations (see Attachment 7). Data was collected to conduct a UMAM assessment pursuant to Chapter 62-345.500 Florida Administrative Code (FAC), and the wetland jurisdictional line was visually determined through identification of wetland species, ecotones, and visible ground elevation changes.

Using ArcMap 9.2, the jurisdictional line was overlain onto 2006 aerial photographs acquired from the Monroe County Property Appraiser's Office. Acreage of the preservation area was calculated. The assessment area was then divided into four, smaller assessment areas based on their impact and development potential:

- 0.04 acres of wetlands potentially affected by direct impacts from future development,



- 1.25 acres of wetlands potentially affected by secondary impacts,
- 0.10 acres of upland hammock potentially affected by direct impacts, and
- 0.50 acres of upland hammock potentially affected by secondary impacts.

These four assessment areas (AAs) will be referred to as AA1, AA2, AA3 and AA4, respectively. UMAM assessments were calculated for each of the four AAs. Visual presentation of this overlay is provided in Attachment 8.

3.3 Results of Mitigation Assessment

The following text presents detailed explanations for specific UMAM scores assigned to each AA.

3.3.1 Assessment Area 1

Location and Landscape Support

Assessment area (AA)1 is a 1.25-acre salt marsh area located on a 1.79 acre parcel. The subject parcel is surrounded by extensively-protected natural areas and abuts several thousand acres of U.S. Fish and Wildlife Service refuge lands. In addition, the parcel is on the high-priority list for the Florida Forever, Florida Keys Ecosystem project. The AA is pristine habitat for a number of wetland fauna species, including several listed species (Marsh rabbit, *Sylvilagus palustris paludicola*, and Silver rice rat, *Oryzomys argentatus*). Preservation of AA1 will prevent secondary adverse impacts resulting from future development of the subject parcel. Development may include a 0.04 acre access road through the wetland area to developable upland portions of the parcel. This access road would cause landscape support disconnection of an adjacent protected natural area, located southeast of the parcel. SWC staff has determined that the community structure of AA1 has an optimal level of support to wetlands and is valued at a UMAM score of nine (9). Without preservation the potential risk of development would degrade the landscape support of AA1 to a UMAM score of seven (7).

Water Environment

AA1 is contiguous with water of Upper Sugarloaf Sound, and hydrology is provided by tidal exchange. Development of the parcel may result in water quality degradation through stormwater runoff and pesticide and fertilizer use. SWC staff has determined that the water environment of AA1 currently has an optimal level of support to wetlands and is valued at a UMAM score of nine (9). Without preservation, the potential risk of development would degrade the water environment of AA1 to a UMAM score of eight (8).

Vegetation and/or Benthic Community

The vegetation of AA1 is pristine salt marsh vegetation and is floristically diverse. Development of the parcel would severely impact wetland vegetation through impacts resulting from ancillary activities. SWC staff has determined that the community

structure of AA2 currently has an optimal level of support to wetlands and is valued at a UMAM score of nine (9). Without preservation, the development of the parcel would degrade the community structure of AA2 to a UMAM score of eight (8).

The following table provides a summary of the UMAM scores for AA1:

1.25 Acres	Without Preservation			With Preservation		
	Landscape	Water	Vegetation	Landscape	Water	Vegetation
	7	8	8	9	9	9

3.3.2 Assessment Area 2

Location and Landscape Support

AA2 is a 0.04-acre salt marsh area located on a 1.79-acre parcel. The subject parcel is surrounded by extensively-protected natural areas and abuts several thousand acres of U.S. Fish and Wildlife Service refuge lands. In addition, the parcel is on the high-priority list for the Florida Forever, Florida Keys Ecosystem project. The AA is pristine habitat for a number of wetland fauna species, including Marsh rabbit and Silver rice rat. Preservation of AA2 will prevent direct adverse impacts resulting from future development of the parcel. Development may include an access road through the wetland area to the developable upland portions of the parcel. This access road would occupy the entire 0.04-acre area, and cause landscape support disconnection of an adjacent protected natural area, located southeast of the parcel. SWC staff has determined that the community structure of AA2 currently has an optimal level of support to wetlands and is valued at a UMAM score of nine (9). Without preservation, development of the parcel would degrade the landscape support of AA2 to a UMAM score of zero (0).

Water Environment

AA2 is contiguous with water of Upper Sugarloaf Sound, and hydrology is provided by tidal exchange. Development of the parcel would completely remove the hydrology of the 0.04-acre area and would result in water quality degradation to the surrounding area through stormwater runoff and pesticide and fertilizer use. SWC staff has determined that the water environment of AA2 currently has an optimal level of support to wetlands and is valued at a UMAM score of nine (9). Without preservation, the development of the parcel would degrade the water environment of AA2 to a UMAM score of zero (0).

Vegetation and/or Benthic Community

The vegetation of AA2 is pristine salt marsh vegetation and is floristically diverse. Development of the parcel would completely remove wetland vegetation from the 0.04-acre wetland area. SWC staff has determined that the community structure of AA2 currently has an optimal level of support to wetlands and is valued at a UMAM score of nine (9). Without preservation, the development of the parcel would degrade the community structure of AA2 to a UMAM score of zero (0).



The following table provides a summary of the UMAM scores for AA2:

0.04 Acres	Without Preservation			With Preservation		
	Landscape	Water	Vegetation	Landscape	Water	Vegetation
	0	0	0	9	9	9

3.3.3 Assessment Area 3

Location and Landscape Support

AA3 is a 0.40-acre portion of hardwood hammock located on a 1.79-acre parcel. The hardwood hammock provides direct landscape support to the adjacent wetlands. In addition, the subject parcel is surrounded by extensively-protected natural areas and abuts several thousand acres of U.S. Fish and Wildlife Service refuge lands. Furthermore, the parcel is on the high-priority list for the Florida Forever, Florida Keys Ecosystem project. Preservation of AA3 will prevent secondary adverse impacts resulting from future development of the parcel. Development may include clearing of a 0.10-acre portion of adjacent upland habitat, as specified in Section 9.5-347, Monroe County Code. SWC staff has determined that the community structure of AA3 currently has an optimal level of support to the uplands, and adjacent wetlands, and is valued at a UMAM score of ten (10). Without preservation development of the parcel would degrade the landscape support of AA3 to a UMAM score of nine (9).

Water Environment

As AA3 is an upland habitat, a UMAM score for water environment is not applicable, pursuant to Section 62-345.500(6)(b) Florida Administrative Code (F.A.C.).

Vegetation and/or Benthic Community

The vegetation of AA3 is pristine hardwood hammock vegetation and is a reference model for Lower Keys hardwood hammock habitat. The hammock is floristically diverse and supports extremely rare plants including two species of orchids and numerous plants listed as endangered, threatened or regionally important by the federal, State and local agencies. Development of the parcel would severely impact the overall hardwood hammock community structure by creating an opening in the hammock canopy. SWC staff has determined that the community structure of AA3 currently has an optimal level of support to the uplands and adjacent wetlands, and is valued at a UMAM score of ten (10). Without preservation, the development of the parcel would degrade the community structure of AA3 to a UMAM score of nine (9).

The following table provides a summary of the UMAM scores for AA3:

0.40 Acres	Without Preservation			With Preservation		
	Landscape	Water	Vegetation	Landscape	Water	Vegetation
	9	n/a	9	10	n/a	10

3.3.4 Assessment Area 4

Location and Landscape Support

AA4 is a 0.10-acre portion of hardwood hammock located on a 1.79-acre parcel. The hardwood hammock provides direct landscape support to the adjacent wetlands. In addition, the subject parcel is surrounded by extensively-protected natural areas and abuts several thousand acres of US Fish and Wildlife refuge lands. Furthermore, the parcel is on the high-priority list for the Florida Forever, Florida Keys Ecosystem project. Preservation of AA4 will prevent direct adverse impacts resulting from future development of the parcel. Development may include clearing of the entire 0.10-acres portion of hardwood hammock, as per Section 9.5-347, Monroe County Code. SWC staff has determined that the community structure of AA4 currently has an optimal level of support to the uplands and adjacent wetlands, and is valued at a UMAM score of ten (10). Without preservation, development of the parcel would degrade the landscape support of AA4 to a UMAM score of zero (0).

Water Environment

As AA4 is an upland habitat, a UMAM score for water environment is not applicable, pursuant to Section 62-345.500(6)(b) F.A.C.

Vegetation and/or Benthic Community

The vegetation of AA4 is pristine hardwood hammock vegetation and is a reference model for Lower Keys hardwood hammock habitat. The hammock is floristically diverse and supports extremely-rare plants including two species of orchids and numerous plants listed as endangered, threatened or regionally important by federal, State and local agencies. Development of the parcel would completely remove pristine hardwood hammock vegetation from the 0.10-acre hammock. SWC staff has determined that the community structure of AA4 currently has an optimal level of support to the uplands and adjacent wetlands, and is valued at a UMAM score of ten (10). Without preservation, the development of the parcel would degrade the community structure of AA4 to a UMAM score of zero (0).

The following table provides a summary of the UMAM scores for AA4:

0.10 Acres	Without Preservation			With Preservation		
	Landscape	Water	Vegetation	Landscape	Water	Vegetation
	0	n/a	0	10	n/a	10

3.3.5 Total UMAM Scores for Mitigation Site

The following table provides a summary of results for the mitigation assessment UMAM evaluations of the four assessment areas within the proposed preservation site (see attachments 8A thru 8D for detailed UMAM evaluation forms and refer to Attachment 6 for assessment area locations). Detailed explanations of these scores are provided in the subsections above.



Name	Habitat Type	Acres	Preservation Factor	Delta	Functional Gain = acres x delta x preservation factor
AA1	wetland	1.25	0.9	0.13	0.15
AA2	wetland	0.04	0.9	0.90	0.03
AA3	hammock	0.40	0.9	0.10	0.04
AA4	hammock	0.10	0.9	1.00	0.09
Total		1.79			0.31

4.0 COMPARISON OF IMPACT AND MITIGATION UMAM SCORES

The overall evaluation of the 0.52-acre impact area finds that the habitat has a slightly-above-minimal level of support to wetland flora and fauna. Development of this impact area would result in a functional loss of 0.30 units. The overall evaluation of the 1.79-acre proposed preservation area finds that it provides optimal support to wetland flora and fauna. The potential risk of development to the preservation area moderately degrades its function and support to wetland flora and fauna. Perpetual preservation of the area would result in a functional gain of 0.31 units, thus providing sufficient mitigation to offset the functional loss of 0.30 units at the impact site.

5.0 MANAGEMENT OF PRESERVED LAND

Following purchase of the preservation area, the applicant proposes to place it under conservation easement acceptable to the South Florida Water Management District that will be recorded with the Monroe County Clerk of the Courts. The applicant will then convey fee-simple title of the property to the Division of State Lands, Florida Department of Environmental Protection (DEP). Attachment 10 contains a letter from DEP expressing their interest in accepting ownership of the property by setting a goal of closing within 120 days. On June 6, 2008 Randy Grau, with the Florida Fish & Wildlife Commission (FWC), confirmed that the parcel is within the Florida Keys Wildlife & Environmental Area (WEA) acquisition boundary and FWC would accept management of the parcel. Included in Attachment 10 is email documentation of this confirmation.

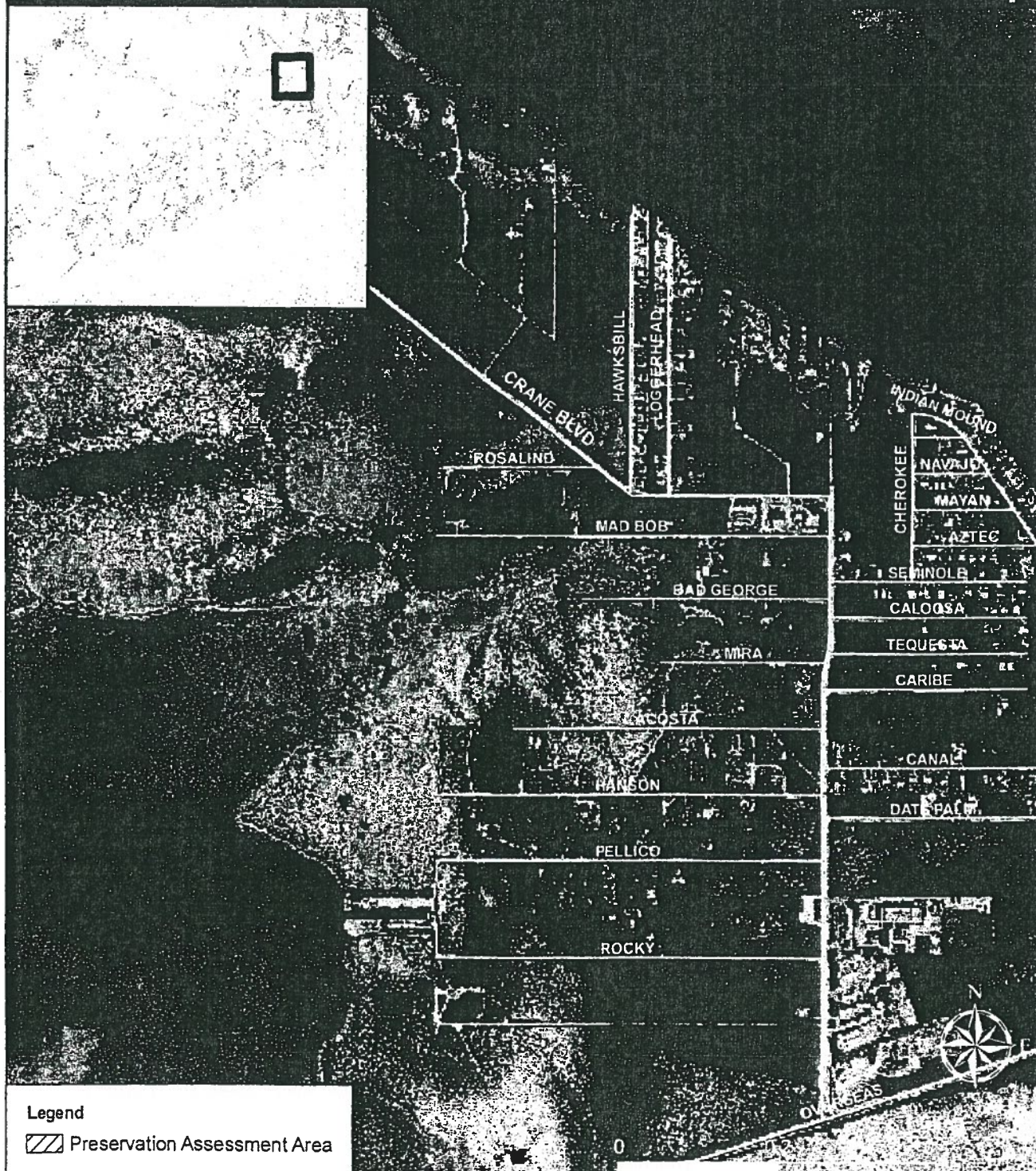
SCANNED 04/24/2009 08:03 DR



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www.swdc.net

Impact Assessment & Mitigation Plan
678 US 1 LLC, June 9, 2008

ATTACHMENT 5 Preservation Area Location Map



Legend

Preservation Assessment Area

Source: Monroe County, 2006 Aerial Photograph
Monroe County Property Appraiser

Adapted by Jashu P. Swc

EXHIBIT

3.1

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www.swcnc.net

Impact Assessment & Mitigation Plan
678 US 1 LLC, June 9, 2008

ATTACHMENT 6 Preservation Area Surrounding Property Ownership



Source: Monroe County Property Appraiser
Monroe County Aerial Photograph

Adapted by Joshua Peels, SWC
EXHIBIT 3.1

080717-3

THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR

Contract For Sale And Purchase

1* PARTIES: PHILIP A. FRANK ("Seller"),
2* and GTR USI LLC ("Buyer"),
3 hereby agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property")
4 pursuant to the terms and conditions of this Contract for Sale and Purchase and any riders and addenda ("Contract"):

5 I. DESCRIPTION:

6* (a) Legal description of the Real Property located in MONROE County, Florida:
7* 25 46 27 SUGARLOAF KEY PT GOVT LOT 3 AREA LOT 16,
8* BLV 14, N. SUGARLOAF ACRES
9* (b) Street address, city, zip, of the Property: VACANT LOT
10 (c) Personal Property includes existing range(s), refrigerator(s), dishwasher(s), ceiling fan(s), light fixture(s), and window treatment(s) unless
11 specifically excluded below.
12* Other items included are: _____
13* _____
14* Items of Personal Property (and leased items, if any) excluded are: _____
15* _____

16* II. PURCHASE PRICE (U.S. currency): _____ \$
17 PAYMENT:
18* (a) Deposit held in escrow by _____ (Escrow Agent) in the amount of (checks subject to clearance) \$ 0
19* (b) Additional escrow deposit to be made to Escrow Agent within _____ days after Effective Date
20* (see Paragraph III) in the amount of _____ \$
21* (c) Financing (see Paragraph IV) in the amount of _____ \$
22* (d) Other _____ \$
23 (e) Balance to close by cash, wire transfer or LOCALLY DRAWN cashier's or official bank check(s), subject
24* to adjustments or proration _____ \$

25 III. TIME FOR ACCEPTANCE OF OFFER AND COUNTEROFFERS; EFFECTIVE DATE:

26 (a) If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or
27* before _____ the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. UNLESS OTH-
28 ERWISE STATED, THE TIME FOR ACCEPTANCE OF ANY COUNTEROFFERS SHALL BE 2 DAYS FROM THE DATE THE COUN-
29 TEROFFER IS DELIVERED.
30 (b) The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed or initialed this offer or the
31 final counteroffer. If such date is not otherwise set forth in this Contract, then the "Effective Date" shall be the date determined above for
32 acceptance of this offer or, if applicable, the final counteroffer.

33 IV. FINANCING:

34* (a) This is a cash transaction with no contingencies for financing:
35* ☐ (b) This Contract is contingent on Buyer obtaining approval of a loan ("Loan Approval") within _____ days (if blank, then 30 days) after
36* Effective Date ("Loan Approval Date") for (CHECK ONLY ONE): ☐ a fixed; ☐ an adjustable; or ☐ a fixed or adjustable rate loan, in the prin-
37* cipal amount of \$_____, at an initial interest rate not to exceed _____%, discount and origination fees not to exceed
38* _____% of principal amount, and for a term of _____ years. Buyer will make application within _____ days (if blank, then 5 days) after
39 Effective Date. Buyer shall use reasonable diligence to: obtain Loan Approval and notify Seller in writing of Loan Approval by Loan
40 Approval Date; satisfy terms and conditions of the Loan Approval; and close the loan. Loan Approval which requires a condition related to
41 the sale of other property shall not be deemed Loan Approval for purposes of this subparagraph. Buyer shall pay all loan expenses. If Buyer
42 does not deliver written notice to Seller by Loan Approval Date stating Buyer has either obtained Loan Approval or waived this financing con-
43 tingency, then either party may cancel this Contract by delivering written notice ("Cancellation Notice") to the other, not later than seven (7)
44 days prior to Closing. Seller's Cancellation Notice must state that Buyer has three (3) days to deliver to Seller written notice waiving this
45 financing contingency. If Buyer has used due diligence and has not obtained Loan Approval before cancellation as provided above, Buyer
46 shall be refunded the deposit(s). Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction,
47 by Closing, of those conditions of Loan Approval related to the Property;
48* ☐ (c) Assumption of existing mortgage (see rider for terms); or
49* ☐ (d) Purchase money note and mortgage to Seller (see Standards B and K and riders; addenda; or special clauses for terms).

50* V. TITLE EVIDENCE: At least _____ days (if blank, then 5 days) before Closing a title insurance commitment with legible copies of instruments
51 listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see Standard A for terms) shall
52 be obtained by:

53* (CHECK ONLY ONE): ☐ (1) Seller, at Seller's expense and delivered to Buyer or Buyer's attorney; or 50/50 Split
54* ☐ (2) Buyer at Buyer's expenses.

55* (CHECK HERE): ☐ If an abstract of title is to be furnished instead of title insurance, and attach rider for terms.

56* VI. CLOSING DATE: This transaction shall be closed and the closing documents delivered on or before 90 days ("Closing"), unless
57 modified by other provisions of this Contract. If Buyer is unable to obtain Hazard, Wind, Flood, or Homeowners' Insurance at a reasonable rate
58 due to extreme weather conditions, Buyer may delay Closing for up to 5 days after such coverage becomes available.

59 VII. RESTRICTIONS; EASEMENTS; LIMITATIONS: Seller shall convey marketable title subject to: comprehensive land use plans, zoning,
60 restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise

EXHIBIT 3.1

[Handwritten signature]

SCANNED 04/24/2009 08:05 DR



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard, M.S. 115
Tallahassee, Florida 32399-3000

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

July 15, 2008

Mr. Joshua Peele
SWC (Sandra Walters Consultants, Inc.)
6410 Fifth St., Suite 3
Key West, Florida 33040

Re: Donation to Board of Trustees of the Internal Improvement Trust Fund of the State of Florida of
property located in Monroe County, RE Property Number 00117490-000100

Dear Mr. Joshua Peele:

Your file has been assigned to me, as the State's Closing Agent. I can be reached at the Florida
Department of Environmental Protection at (850) 245-2669.

We would like to set a goal of closing this within 120 days. Please be assured I will do all that I can to
close the donation of this property on the earliest possible date. However, before the State can schedule a
closing, the title insurance commitment, survey, and environmental site assessment must be received and
approved by the Division of State Lands.

It has been the Division's experience that certain issues can arise during a real estate transaction, which
can result in closing delays. Some examples of typical issues are fence encroachments, easements, deed
restrictions, dirt trails, and environmental concerns. If a potential issue is identified when the closing
products are examined, I will contact you and ask for your assistance in resolving these issues. Your
prompt assistance will help expedite this closing.

Should you have any questions regarding the closing process, please feel free to contact me, or Patrick
Cowen, Supervisor of Closing Services, Bureau of Land Acquisition, at any time.

Sincerely,

Judy Booth
Land Acquisition Agent
Bureau of Land Acquisition
Division of State Lands

JB/sb
cc: file

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EXHIBIT 3.1p

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ABBLREVISED SUBMITTA

APR 09 2009

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

080717.3

AMENDMENT NUMBER TWENTY-NINE TO LEASE NUMBER 4153

THIS LEASE AMENDMENT is entered into this _____ day of _____,
20____, by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA, hereinafter referred to as "LESSOR" and the
FLORIDA FISH WILDLIFE CONSERVATION COMMISSION, hereinafter referred to as
"LESSEE";

W I T N E S S E T H

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds
title to certain lands and property for the use and benefit of the State of
Florida; and

WHEREAS, on July 7, 1997, LESSOR and LESSEE entered into Lease Number
4153; and

WHEREAS, LESSOR and LESSEE desire to amend the lease to add land to the
leased premises and special conditions.

NOW THEREFORE, in consideration of the mutual covenants and agreements
contained herein, the parties hereto agree as follows:

1. The legal description of the leased premises set forth in Exhibit "A" of
Lease Number 4153 is hereby amended to include the real property described in
Exhibit "A" attached hereto, and by reference made a part hereof.
2. Lease Agreement Number 4153 is hereby amended to include the following
special conditions, which conditions shall only pertain to that land described
in Exhibit "A" attached hereto and made a part hereof:

a) LESSEE hereby agrees to retain the real property or water areas
described in Exhibit "A" in their natural, vegetative, hydrologic, scenic,
open, agricultural or wooded condition and to retain such areas as suitable
habitat for fish, plants or wildlife.

b) LESSEE agrees that those wetland and or upland areas included in
Exhibit "A" which are to be preserved pursuant to Permit Number
_____ attached hereto as Exhibit "B," and by reference made a part
hereof shall be retained and maintained in the preserved conditions required
by the Permit.

2. It is understood and agreed by LESSOR and LESSEE that in each and every
respect the terms of the Lease Number 4153, except as amended hereby, shall
remain unchanged and in full force and effect and the same are hereby

EXHIBIT

3.19
SHEET 1 OF 6

SCANNED 04/24/2009 08:03 DR

ratified, approved and confirmed by LESSOR and LESSEE as of the date of this amendment.

3. It is understood and agreed by LESSOR and LESSEE that this Amendment Number Twenty-Nine to Lease Number 4153 is hereby binding upon the parties hereto and their successors and assigns.

EXHIBIT 3.1g
SHEET 2 OF 6

CANNED 04/24/2009 08:03 DR

IN WITNESS WHEREOF, the parties have caused this lease amendment to be executed on the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

Witness

By:

GLORIA C. BARBER, OPERATIONS (SEAL)
AND MANAGEMENT CONSULTANT
MANAGER, BUREAU OF PUBLIC LAND
ADMINISTRATION, DIVISION OF
STATE LANDS, STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

Print/Type Witness Name

Witness

Print/Type Witness Name

STATE OF FLORIDA
COUNTY OF LEON

"LESSOR"

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Gloria C. Barber, Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:

Approved as to Form and Legality

By:

DEP Attorney

EXHIBIT 319
SHEET 3 OF 6

SCANNED 04/24/2009 08:03 DR

FLORIDA FISH AND WILDLIFE
CONSERVATION COMMISSION

Witness _____

By: _____ (SEAL)

Print/Type Witness Name _____

Print/Type Name _____

Witness _____

Title: _____

Print/Type Witness Name _____

"LESSEE"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ on behalf of the Florida Fish and Wildlife Conservation Commission. He/she is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

Print/Type Notary Name _____

Commission Number:

Commission Expires:

EXHIBIT 3.18
SHEET 4 OF 6



Florida Fish
and Wildlife
Conservation
Commission

Commissioners

Rodney Barreto
Chair
Miami

Brian S. Yablonski
Vice-Chair
Tallahassee

Kathy Barco
Jacksonville

Ronald M. Bergeron
Fort Lauderdale

Richard A. Corbett
Tampa

Dwight Stephenson
Delray Beach

Kenneth W. Wright
Winter Park

Executive Staff

Kenneth D. Haddad
Executive Director

Nick Willey
Assistant Executive
Director

Karen Ventimiglia
Deputy Chief of Staff

Office of the
Executive Director
Kenneth D. Haddad
Executive Director
(850) 487-3796
(850) 921-5786 FAX

*Managing fish and wildlife
resources for their long
term well-being and the
benefit of people.*

South Region
8535 Northlake Boulevard
West Palm Beach, Florida
33412-1207
Voice: (561) 625-5122

Hearing, speech impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com

August 20, 2008

Barbara Conmy, Section Leader
Regulatory Division
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33416

Subject: Property on Crane Boulevard, Upper Sugarloaf Key, RE No. 00117490-000100

Dear Ms. Conmy:

This is to confirm that the Florida Fish & Wildlife Conservation Commission, (FWC) is the designated manager of this parcel as part of the Florida Keys Wildlife and Environmental Area. FWC will accept management of this parcel unless there are unresolved legal, title or environmental issues. This property will be managed in accordance with the Florida Keys Wildlife and Environmental Area approved Conceptual Management Plan (CMP). All properties within the Florida Keys WEA are managed under the single-use concept, to protect and restore native plant communities and wildlife habitat in perpetuity. You may use the following web link to access the Keys WEA plan:

http://myfwc.com/wma-planning/CMP/Florida%20Keys%20WEA/Florida_Keys_CMP_%202004-2014.pdf

Please feel free to contact me if you require any additional information.

Sincerely,

Randy Grau
Manager, Florida Keys Wildlife & Environmental Area
PO Box 430541
Big Pine Key, FL 33043
305-872-0022
randy.grau@myfwc.com

Cc: Sandy Walters, SWC, Inc.

EXHIBIT 3.2
150717-3

SCANNED 04/24/2009 08:03 DR

EXHIBIT "A"

PERMIT NUMBER _____

EXHIBIT 3.1g
SHEET 6 OF 6

STAFF REPORT DISTRIBUTION LIST

BIG COPPITT COMMERCIAL CENTER

Application No: 080717-3

Permit No: 44-00423-P

INTERNAL DISTRIBUTION

- X Eduardo J. Lopez - 4220
- X Robert F. Hopper - 4220
- X Carlos A. DeRojas, P.E. - 4220
- X Barbara J. Conmy - 4220
- X ERC Environmental - 4230
- X Florida Keys Service Center - 6830
- X H. Azizi - 4230
- X Permit File
- X R. Karafel - 6830

EXTERNAL DISTRIBUTION

- X Permittee - 6 7 8 U S 1 L L C
- X Adj Owner - Florida Keys Funeral Services L L C
- X Adj Owner - Joseph Clements
- X Adj Owner - Oneida Ferrer
- X Adj Owner - United Methodist Church Inc
- X Agent - Sandra Waters Consultants Inc
- X Applicant - 6 7 8 U S 1, L L C

GOVERNMENT AGENCIES

- X Bruce Franck, Environmental Manager - FDEP -
South District Branch Office
- X Div of Recreation and Park - District 5 - FDEP
- X Florida Department of Community Affairs Jerry Buckley
- X Judy Booth, Land Acquisition Agent -FDEP
- X Monroe County Engineer
- X Monroe County Planning Dept - Steve Ferris, Dev.
Review Coord.

SCANNED 04/24/2009 08:03 DR

South Florida Water Management District
Work Schedule Requirements

Application No : 080717-3

Page 1 of 1

Mitigation Plan ID: BIG COPPITT

Activity	Due Date
PERMITTEE SUBMITS DOCUMENTATION OF OWNERSHIP OF OFFSITE MITIGATION PROPERTY	30-APR-09
PERMITTEE PROVIDES DOCUMENTATION OF CONVEYANCE OF MITIGATION AREA TO FL BOT	30-AUG-09
PERMITTEE MODIFIES PERMIT TO SHOW NEW 1.79 ACRE OWNERSHIP AND RESPONSIBILITIES	30-SEP-09

Traffic Study

Big Coppitt Commercial Center

traffic study



prepared for:
The Craig Company

Traf Tech
ENGINEERING, INC.

October 2009

November 2, 2009

Ms. Barbara Mitchell
The Craig Company
610 White Street
Key West, Florida 33040

Re: **Big Coppitt Key Commercial Center**

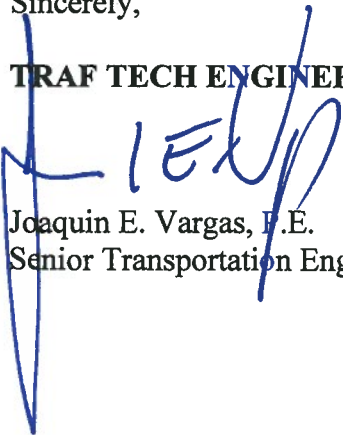
Dear Barbara:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the *Level One Traffic Study* undertaken for the proposed Big Coppitt Commercial Center planned to be located near Mile Marker 10 in Monroe County, Florida.

It has been a pleasure serving The Craig Company on this project.

Sincerely,

TRAF TECH ENGINEERING, INC.


Joaquin E. Vargas, P.E.
Senior Transportation Engineer


11/2/09

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INTRODUCTION

Big Coppitt Commercial Center is a proposed light industrial development planned to be located on the bay side of Overseas Highway near Mile Marker 10 in Monroe County, Florida. The location of the project site is illustrated in Figure 1 on the following page.

Traf Tech Engineering, Inc. was retained by The Craig Company to conduct a *Level One Traffic Study* in connection with the proposed project. The study addresses trip generation and the traffic impacts created by the proposed project by mile marker. This study is divided into five (5) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Traffic Assignment
4. Traffic Analysis
5. Conclusions



FIGURE 1
Big Coppitt Commercial Center
Monroe County, Florida

PROJECT LOCATION MAP

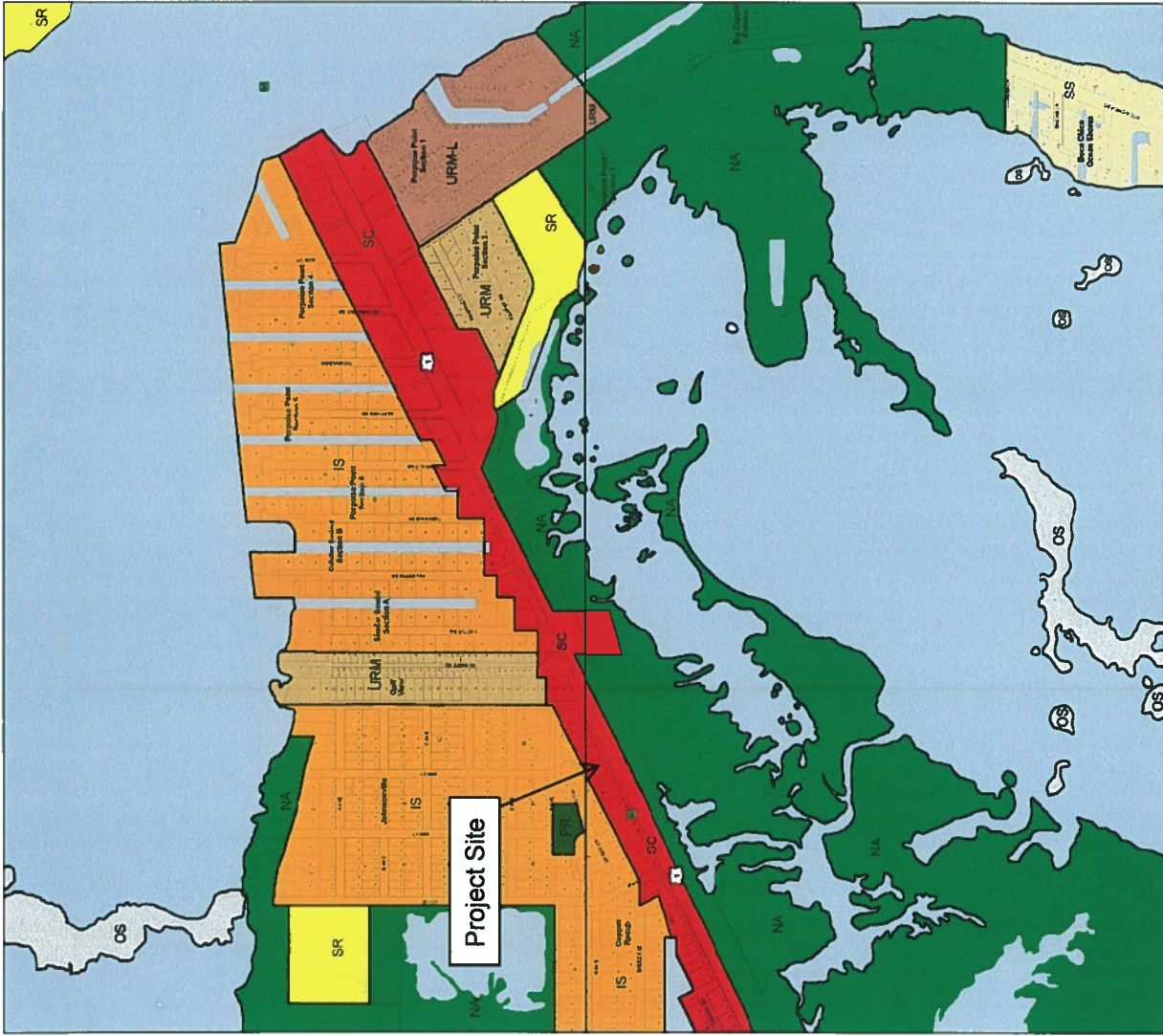
INVENTORY

Existing Land Use

The project site is currently vacant and zoned SC – Suburban Commercial. The site consists of two parcels (A & B). Each parcel has 11,250 square feet in area (approximately 0.26 acres) for a total of 22,500 square feet. Figure 2 shows the existing land uses located near the project site.

Proposed Land Use and Access

Proposed for the site are two 2,500 square-foot buildings for a total of 5,000 square feet. Each building will be located within a separate parcel (separate properties). The two buildings will be used for light industrial purposes. Access to the site will consist of two full-access driveways off of a frontage road that is parallel to Overseas Highway. Appendix A contains a copy of the proposed light industrial development.



- Suburban Commercial
- Improved Subdivision
- Urban Residential Mobile Home
- Suburban Residential
- Urban Residential Mobile Home)
- Native Area
- Sparsely Settled
- Offshore Inland Area

FIGURE 2
Big Coppitt Commercial Center
Monroe County, Florida

LAND USE MAP

Traf Tech
ENGINEERING, INC.

TRIP GENERATION

The trip generation for the Big Coppitt Commercial Center project was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (8th Edition). According to the subject ITE manual, the most appropriate "land use" category for the proposed land use associated with this project includes ITE's Land Use 110 – General Light Industrial. Table 1 summarizes the gross trips associated with the Big Coppitt Commercial Center project.

TABLE 1					
Trip Generation Summary					
Big Coppitt Commercial Center					
Land Use	Size	Daily Trips	AM Peak Hour (PM Peak Hour)		
			Inbound	Outbound	Total
Light Industrial	5,000 sq.ft.	35	4 (1)	1 (4)	5 (5)

Source: ITE Trip Generation Manual (8th Edition)

As indicated in Table 1, the gross trips anticipated to be generated by the proposed project consists of approximately 35 daily trips, approximately 5 AM peak hour trips, and approximately 5 trips during the typical afternoon peak hour.

The trip generation rates used to determine the trip generation for the project are presented below:

ITE Land Use 110 – General Light Industrial

Daily Trips

$$T = 6.97 (X)$$

Where T = number of daily trips and X = 1,000 square feet of gross floor area

AM Peak Hour

$$T = 0.92 (X) \text{ (88\% inbound and 12\% outbound)}$$

Where T = number of AM peak hour trips and X = 1,000 square feet of gross floor area

PM Peak Hour

$$T = 0.97 (X) \text{ (12\% inbound and 88\% outbound)}$$

Where T = number of PM peak hour trips and X = 1,000 square feet of gross floor area

TRIP DISTRUBUTION AND TRAFFIC ASSIGNMENT

The trip distribution and traffic assignment for the Big Coppitt Commercial Center project was based on the distribution of population areas and the transportation network located in the vicinity of the project site. Due to the location of the site, it was assumed that the majority of the project trips will arrive and depart to and from Stock Island and Key West, both located southwest of the project site. Table 2 summarizes the trip distribution used for the subject project.

TABLE 2		
Project Trip Distribution		
Big Coppitt Commercial Center		
Direction		% of Total Trips
North:	Florida Bay	0%
South:	Atlantic Ocean	0%
East:	Big Pine/Marathon	35%
West:	Stock Island/Key West	65%
Total		100%

Source: TrafTech Engineering, Inc.

TRAFFIC ANALYSIS

This section of the study addresses the existing capacity conditions of Overseas Highway near the project site and the project's traffic impacts by mile marker.

Link Analysis

The link analysis compares the maximum number of reserve trips on US 1 through Big Coppitt (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 65% / 35% trip distribution on US 1, the project will add a maximum of 23 daily trips to Segment Number 3 located within Big Coppitt Key. According to Monroe County's Level of Service and Reserve Capacity Table (refer to Appendix B), Segment Number 3 has zero (0) trips of reserve capacity. However, during the travel time and delay study conducted to determine the reserve capacity of US 1 near Mile Marker 10, Overseas Highway through Big Coppitt Key was under construction. Therefore, the travel time conducted in 2009 was negatively affected by the construction activities (the recorded speeds did not reflect normal traffic conditions). Moreover, the improvements that were implemented on US 1 near Mile Marker 10 will likely mitigate the minimal traffic impacts created by this Big Coppitt Commercial Center project. This is supported by the 2008 reserve capacity conditions of Overseas Highway near Mile Marker 10 (in 2008, US 1 had 124 trips of reserve capacity, measured during non-construction/normal traffic conditions).

US 1 Impacts by Mile Marker

The first major key located northeast of the project is Big Pine Key. Big Pine Key is located approximately 20 miles from the site. Therefore, it was assumed that the maximum trip length will be 20 miles. The average trip length was assumed to be one-half of the maximum trip length, or 10 miles. Based upon these trip length assumptions, the US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic assignment discussed previously, an estimate of the number of primary trips by

segment on US 1 was performed. Table 3 summarizes the number of primary trips by segment on US 1 (Arterial Trip Assignment). As indicated in Table 3, this project will add approximately 35 new daily trips.

Table 3 Arterial Trip Assignment Summary Big Coppitt Commercial Center							
Project Name:		Big Coppitt Comm		US 1 Mile Marker:		10.0	
Location:		Big Coppitt Key		ITE Land Use:		110	
Type of Dev.:		Light Industrial		Daily Trip Gen. Rate:		6.97	
Project Size:		5,000 sq.ft.					
Avg. Trip Length:		10 miles					
Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based on Trip Length	Project Generated Daily Trips	Reserve Capacity
35	0%	100%	1	65%	70%	16	2,222
35	0%	100%	2	65%	80%	18	4,585
35	0%	100%	3	65%/35%	100%	23	0*
35	0%	100%	4	35%	90%	11	2,689
35	0%	100%	5	35%	80%	10	0**
35	0%	100%	6	35%	60%	7	2,484
35	0%	100%	7	35%	50%	6	1,530
35	0%	100%	8	35%	40%	5	2,704
35	0%	100%	9	35%	30%	4	2,573
35	0%	100%	10	35%	20%	2	338

Source: Monroe County and Traf Tech Engineering, Inc.

*Improvements conducted on Overseas Highway will likely provide reserve capacity and will likely mitigate minimal project impacts.

**5% trip allocation includes 1,023 trips of reserve capacity

CONCLUSIONS

Big Coppitt Commercial Center is a proposed light industrial development planned to be located on the bay side of Overseas Highway near Mile Marker 10 in Monroe County, Florida. The project site is currently vacant and zoned SC – Suburban Commercial. The site consists of two parcels (A & B). Each parcel has 11,250 square feet in area (approximately 0.26 acres) for a total of 22,500 square feet.

Proposed for the site are two 2,500 square-foot buildings for a total of 5,000 square feet. The two buildings will be used for light industrial purposes. Access to the site will consist of two full-access driveways off of a frontage road that is parallel to US 1.

Traf Tech Engineering, Inc. was retained by The Craig Company to conduct a *Level One Traffic Study* in connection with the proposed project. The study addresses trip generation and the traffic impacts created by the proposed project by mile marker. The conclusions of the traffic study are summarized below:

- The gross trips anticipated to be generated by the proposed project consists of approximately 35 daily trips, approximately 5 AM peak hour trips, and approximately 5 trips during the typical afternoon peak hour. Therefore, the new trips generated by the Big Coppitt Commercial Center are considered insignificant from a traffic engineering standpoint.
- The majority of the project trips are anticipated to arrive/depart to and from the southwest (Stock Island and Key West).
- According to Monroe County's Level of Service and Reserve Capacity Table, Overseas Highway near Mile Marker 10 has zero (0) trips of reserve capacity. However, the improvements that were underway during the travel time and delay study conducted in 2009 will likely provide reserve trips for this roadway segment and will likely mitigate the project's minimal traffic impacts.

2009 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2009		2008	
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	30/35/45	38.3	N/A	22.0	34.2	B	12.2	2,222	N/A	1,767	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	56.7	A	7.1	4,585	N/A	3,810	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	49.7	N/A	45.2	42.3	D	-2.9	0	0	124	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	54.1	N/A	49.6	52.4	C	2.8	2,699	N/A	1,921	N/A
5 Sugarloaf (16.5- 20.5)	4.0	2-L/U	45/55	52.1	N/A	47.6	46.8	D	-0.8	0	1023	0	1308
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	47.0	B	6.0	2,484	N/A	2,774	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	44.7	B	4.2	1,530	N/A	2,149	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	47.6	A	7.1	2,704	N/A	2,742	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	47.9	A	7.4	2,573	N/A	2,121	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.2	37.3	37.9	C	0.6	338	N/A	0	0
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.1	N/A	47.6	51.7	B	4.1	4,753	N/A	5,448	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	55.4	B	4.9	5,518	N/A	6,306	N/A
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.2	N/A	22	38.2	A	16.2	19,584	N/A	18,496	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	50.3	C	0.4	424	N/A	848	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	51.3	C	0.8	358	N/A	1,744	N/A
16 Long (63.0- 73.0)	9.9	2-L/U	55/45	53.5	N/A	49	51.3	C	2.3	3,771	N/A	5,410	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	51.4	C	0.9	671	N/A	373	N/A
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	48.5	D	-1.6	0	322	0	858
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	40.8	C	0.3	204	N/A	1,086	N/A
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	7.7	32.8	42.2	A	9.4	2,958	N/A	3,681	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	2.0	38.5	39.6	C	1.1	1,057	N/A	3,458	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.1	2.1	40.5	48.2	A	7.7	10,201	N/A	9,406	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	35/45	44.4	2.3	37.6	46.0	A	8.4	9,459	N/A	7,432	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	35/45/55	48.2	N/A	43.7	52.1	A	8.4	8,624	N/A	0	0
Overall	108.4					45.0	46.6	C	1.6				

APPENDIX B

2009 Level of Service and Reserve Capacity – Monroe County

APPENDIX A

Site Plan for
Big Coppitt Commercial Center

300 Foot Radius Report and Map

678 US 1 LLC

300 Foot Radius Report

Minor Conditional Use Application

RE#	Owner Name	Owner Address		
00149430-000000	678 US 1 LLC	728 PRADO CIR	KEY WEST	FL 33040
00149440-000000	678 US 1 LLC	728 PRADO CIR	KEY WEST	FL 33040
00149450-000000	678 US 1 LLC	728 PRADO CIR	KEY WEST	FL 33040
00121660-000000	7 FIRST STREET LLC	43 BAY DR	KEY WEST	FL 33040
00149770-000000	ALONSO JOSE LUIS AND OLIVIA	723 PRADO CIRCLE	KEY WEST	FL 33040
00149780-000000	BALUIS MARTA	724 PRADO CIR	BIG COPPITT KEY	FL 33040
00149600-000000	BALUIS MARTHA ISABEL TR 1/13/2003	PO BOX 5856	KEY WEST	FL 33045-5856
00149490-000000	BOYD'S KEY WEST CAMPGROUND INC	6401 MALONEY AVE	KEY WEST	FL 33040
00149500-000000	BOYD'S KEY WEST CAMPGROUND INC	6401 MALONEY AVE	KEY WEST	FL 33040
00153160-000000	BROWN INES MARIA	421 AVE F	KEY WEST	FL 33040
00153300-000000	CAFFREY JOSEPH F AND WENDELIN H GLEASON	17367 E ALLAMANDA DR	SUGARLOAF KEY	FL 33042
00149590-000000	CASTILLO JESUS MANUEL JR AND MONA LISA	19 BIRCHWOOD DR	KEY WEST	FL 33040
00149800-000000	CLEMENTS JOSEPH P	728 PRADO CIR	KEY WEST	FL 33040
00153260-000000	CONFIDENTIAL DATA F.S. 119.07			
00121700-000000	DOT/STATE OF FLORIDA			
00149460-000000	FERRER ONEIDA	717 A US HIGHWAY ONE	TALLAHASSEE	FL 32399
00149420-000000	FLORIDA KEYS FUNERAL SERVICES LLC	328 TRUMAN AVE	KEY WEST	FL 33040
00149400-000000	FLORIDA RESIDENTIAL INVESTMENTS INC	PO BOX 987	KEY WEST	FL 33040
00149410-000000	FLORIDA RESIDENTIAL INVESTMENTS INC	PO BOX 987	INDIAN ROCKS BEACH	FL 33785
00121650-000100	FREE GAYLEN R AND KIMBERLY A	211 AVENUE B	INDIAN ROCKS BEACH	FL 33785
00149760-000000	GOULD TIMOTHY P AND DANIELLE D	722 PRADO CIR	BIG COPPITT KEY	FL 33040
00149390-000000	JACKSON SUSAN C/O GREG ESQ MARK H	7885 SW 132 ST	KEY WEST	FL 33040
00149380-000000	JACKSON SUSAN C/O GREG ESQ MARK H	7885 SW 132 ST	MIAMI	FL 33156
00149520-000000	LA PREMIERE EGLISE EVANGELIQUE BAPTISTE HAITIENNE	311 US HIGHWAY 1	MIAMI	FL 33156
00153280-000000	MONGELLI DAVID E AND KIMBERLY ANN	504 AVE E	KEY WEST	FL 33040
00149610-000000	MONROE COUNTY	500 WHITEHEAD ST	KEY WEST	FL 33040
00149630-000000	MONROE COUNTY	500 WHITEHEAD ST	KEY WEST	FL 33040
00149620-000000	MONROE COUNTY	500 WHITEHEAD ST	KEY WEST	FL 33040
00121650-000000	MONROE COUNTY	500 WHITEHEAD ST	KEY WEST	FL 33040
00153150-000000	MOREJON ELVIRA	11606 GRAND BAY BLVD	KEY WEST	FL 33040
00153230-000000	RUIZ CHRISTINA AND MANUEL	1 WEST CYPRESS TER	CLERMONT	FL 34711-7854
00153130-000000	RUIZ MANUAL AND CHRISTINA	1 WEST CYPRESS TER	KEY WEST	FL 33040
00153120-000000	RUIZ MANUEL AND CHRISTINA	1 WEST CYPRESS TER	KEY WEST	FL 33040
00153140-000000	SAYRE DOUGLAS E AND CYNTHIA J	344 SAGEWOOD DR	KEY WEST	FL 32127
00153270-000000	SNYDER MICHAEL B	508 AVE E	PORT ORANGE	FL 33040
00149580-000000	UNITED METHODIST CHURCH INC	2850 SW 27TH AVE	KEY WEST	FL 33040
00121720-000000	UNITED STATES OF AMERICA	PO BOX 10068	MIAMI	FL 33133
00149470-000000	VACCA ARTHUR AND DELORES	1610 LAIRD ST	CHARLESTON	SC 33040
00149480-000000	VACCA ARTHUR AND DELORES	1610 LAIRD ST	KEY WEST	FL 33040
00153290-000000	VALDEZ WENDY LYNN	67-A AVE F 2ND ST	KEY WEST	FL 33040
00149790-000000	VICTORES DANIEL AND MARY A	726 PRADO CIR	KEY WEST	FL 33040

300 Foot Radius

The map displays a grid of streets and property lots. The central area is marked with a large red circle indicating a 300-foot radius. The streets shown include 4th St, 3rd St, 2nd St, 1st St, Ave, Cir, and Overseas. The lots are numbered with their addresses, and some are highlighted in red. The map also shows a compass rose and a scale bar.

Date Created: October 27, 2009 12:17 PM

Coordination Letters



Florida Department of Transportation

August 27th, 2008

Rodney V. Corriveau, AICP
The Craig Company
610 White St.
Key West, Florida 33040

SUBJECT:

Coordination Letter for Office/Retail Building
at Big Coppitt Key, Section 90020, MP 5.50

Dear Mr. Corriveau,

As per your August 1st, 2008 letter, I am sending this coordination letter, in order you may initiate the Permit Application Process.

I am enclosing FDOT Access and Drainage Permits Applications packages for your review and use.

The Department no longer performs conceptual reviews since Florida Administrative Codes Rule Chapter 14-96 was amended. Non-binding pre-application meeting are held upon request, in which staff are available to meet with you to give preliminary comments and provide guidance in the permit application process; such meeting is recommended.

Please submit the required permit application or schedule a pre-application meeting at your earliest convenience. If you have any further questions, please feel free to contact me.

Sincerely,


Ernesto Santisteban
Project Engineer

cc/files



Florida Keys Aqueduct Authority

Post Office Box 1239
1100 Kennedy Drive
Key West, Florida 33041-1239
Telephone (305) 296-2454
www.fkaa.com



October 20, 2009

David C. Ritz
Chairman
Key Largo

Elena Z. Herrera
Vice-Chairman
Rockland Key

Rose M. Dell
Secretary/Treasurer
Big Pine Key

J. Robert Dean
Key West

Antoinette M. Appe
Marathon

James C. Reynold
Executive Director

Jodell Roberts-Planning Technician
The Craig Company
P.O. Box 970
Key West FL 33041-0970

RE: Proposed Building on Big Coppitt Key RE #s 00149430-000000,
00149440-000000 & 00149450-000100
Small Light Industrial Buildings

Dear Mr. Roberts:

This letter will serve as proof of preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

Our Records indicate that there is an existing 12" water main in front of the property on Overseas Highway and appears to be adequate to serve the proposed project. This site is also located within the Big Coppitt Sewer District.

A complete set of Civil and Architectural plans will be required to determine meter requirements and system development charges.

Enclosed is a Development Review Procedure Package.

Should you have any questions or require any further information please feel free to call me.

Sincerely Yours,
Florida Keys Aqueduct Authority

Marnie L. Thrift
Distribution Design Specialist

CC Sue Reich, Customer Service Manager Tavernier
Dori Anderson, Customer Service Manager Marathon
Irma Boveda, Customer Service Manager Key West



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33041-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

October 19, 2009

Ms. Jodell Roberts
The Craig Company
P.O. Box 970
Key West, FL 33040

RE: U.S. Hwy # 1
Block 1, Lot #6
Big Coppitt Key, FL

Dear Ms. Roberts:

This is to acknowledge that the above mentioned party has begun a coordination process with Keys Energy Services (Keys).

KEYS' Engineering Section requests that they be provided with a ***full set of plans and a Project Review Form*** (separate form for each new meter) for the referenced project.

These *plans* are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the *full set of plans and the Project Review Form* to one of our Customer Accounts Representatives.

Should you have any questions, please contact me at 295-1080.

Sincerely,

Armando Mira
Customer Programs Field Representative

AM/sh

Enclosures

c:

M. Alfonso, Supervisor of Engineering
B. Mitchell, Vice-President/Senior Planning Craig Co.
File: CUS-200

From: "Layne-Judy" <layne-judy@monroecounty-fl.gov>
Subject: **Two Small Light Industrial Buildings on Big Coppitt**
Date: October 21, 2009 11:55:36 AM EDT
To: <jodell@craigcompany.com>
Cc: "Clarke-Judith" <Clarke-Judith@monroecounty-fl.gov>

According to the Monroe County Planning Department, a Letter of Coordination is not required by Engineering Services for the above-referenced project per Judith S. Clarke, Director of Engineering Services, Monroe County. As the project location is adjacent to US1, a Letter of Coordination may be required from the Florida Department of Transportation (FDOT).



BOARD OF COUNTY COMMISSIONERS

Mayor George Neugent, District 2
Mayor Pro Tem Sylvia J. Murphy, District 5
Kim Wigington, District 1
Heather Carruthers, District 3
Mario Di Gennaro, District 4

OFFICE of
the FIRE MARSHAL
490 63rd Street
Marathon, FL 33050
PHONE: (305) 289-6010
FAX: (305) 289-6013



The Craig Company
Attn: Jodell Roberts
PO Box 970
Key West, FL 33040

October 16, 2009

RE: Letter of Coordination - Revised

Dear Jodell,

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the light industrial building and Offices to be located at Big Coppitt Key.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (2007), The Florida Building Code (2007), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable and adopted by the State of Florida.
2. All fire rated penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on each method used the fire stop system. A single manufacturer of Fire Penetration sealant shall be used throughout the structure. Expanding "foam" products shall not be permitted anywhere in the structure, including around electrical and plumbing spaces.
3. Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the Fire Official, and approved by the Florida Keys Aqueduct Authority (FKAA). One hydrant shall be required for this project, to be installed prior to the start of construction.
4. Fire Department access shall comply with NFPA 1, Ch.18.

It is understood that after conceptual review of the project has been granted, preliminary fire protection plans shall be included with improvements to water supply via fire hydrant and shall be submitted to Fire Marshal's Office prior to final plan review and issuance of a building permit. Monroe County Fire Rescue provides fire suppression service to the proposed project location.

Sincerely,


Steven M. Zavalney
Captain, Fire Prevention

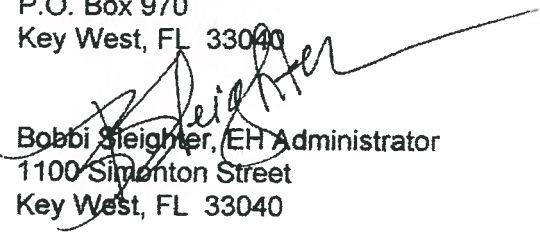


Charlie Crist
Governor

Ana M. Viamonte Ros, M.D., M.P.H.
State Surgeon General

Date: October 26, 2009

To: The Craig Company
Attn: Jodell Roberts
P.O. Box 970
Key West, FL 33040

From:  Bobbi Steigler, EH Administrator
1100 Simonton Street
Key West, FL 33040

Re: Light Industrial Building w/ Office/Retail Building (RE#00149430,40,50-000000)

This memo will acknowledge receipt of your recent request for a letter of coordination for the proposed development of a light industrial building and office/retail building.

The Monroe County Health Department has reviewed the plans for the proposed development and has no objections to this project. Please note that central sewage is currently available to this property, and it will be a requirement to connect when construction is complete.

If you have any further questions please contact me at 305-809-5674.

MONROE COUNTY HEALTH DEPARTMENT

Gato Building
1100 Simonton Street
P.O. Box 6193
Key West, Florida 33041-6193
(305) 293-7500 • FAX (305) 292-6872



BOARD OF COUNTY COMMISSIONERS

Mayor George Neugent, District 2
Mayor Pro Tem Sylvia J. Murphy, District 5
Kim Wigington, District 1
Heather Carruthers, District 3
Mario Di Gennaro, District 4

Monroe County
Solid Waste Management
1100 Simonton Street, Room #2-231
Key West FL 33040

October 14, 2009

The Craig Company
P.O. Box 970
Key West FL 33040

Re: RE Numbers 00149430-000000, 00149440-000000 and 000149450-000000
2 Small Light Industrial Buildings on Big Coppitt Key

Gentlemen:

The proposed plan for your project; including demolition waste, waste reduction, and recycling; shows adequate provision for solid waste and recycling management.

Waste Management of the Florida Keys is available to assist in the set up of any additional recycling services. Please call 305-296-8297 for assistance.

Sincerely,

Joan Sherry
Sr. Specialist, Customer Service

Plans –

Survey

Site Plan, Floor Plans and Elevations

Landscape Plan

Conceptual Drainage Plan

Please refer to attached plans.



678 US 1 LLC
728 PRADO CIR
KEY WEST FL 33040

7 FIRST STREET LLC
43 BAY DR
KEY WEST FL 33040

ALONSO JOSE LUIS AND OLIVIA
723 PRADO CIRCLE
KEY WEST FL 33040

BALIUS MARTA
724 PRADO CIR
BIG COPPITT KEY FL 33040

BALIUS MARTHA ISABEL TR
1/13/2003
PO BOX 5856
KEY WEST FL 33045-5856

BOYD'S KEY WEST CAMPGROUND
INC
6401 MALONEY AVE
KEY WEST FL 33040

BROWN INES MARIA
421 AVE F
KEY WEST FL 33040

CAFFREY JOSEPH F AND
WENDELIN H GLEASON
17367 E ALLAMANDA DR
SUGARLOAF KEY FL 33042

CASTILLO JESUS MANUEL JR AND
MONA LISA
19 BIRCHWOOD DR
KEY WEST FL 33040

CLEMENTS JOSEPH P
728 PRADO CIR
KEY WEST FL 33040

CONFIDENTIAL DATA F.S. 119.07

DOT/STATE OF FLORIDA

TALLAHASSEE FL 32399

FERRER ONEIDA
717 A US HIGHWAY ONE
KEY WEST FL 33040

FLORIDA KEYS FUNERAL SERVICES
LLC
328 TRUMAN AVE
KEY WEST FL 33040

FLORIDA RESIDENTIAL
INVESTMENTS INC
PO BOX 987
INDIAN ROCKS BEACH FL 33785

FREE GAYLEN R AND KIMBERLY A
211 AVENUE B
BIG COPPITT KEY FL 33040

GOULD TIMOTHY P AND DANIELLE
D
722 PRADO CIR
KEY WEST FL 33040

JACKSON SUSAN C C/O GREG ESQ
MARK H
7885 SW 132 ST
MIAMI FL 33156

LA PREMIERE EGLISE
EVANGELIQUE BAPTISTE
HAITIENNE
311 US HIGHWAY 1
KEY WEST FL 33040

MONGELLI DAVID E AND KIMBERLY
ANN
504 AVE E
KEY WEST FL 33040

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST FL 33040

MOREJON ELVIRA
11606 GRAND BAY BLVD
CLERMONT FL 34711-7854

RUIZ MANUEL AND CHRISTINA
1 WEST CYPRESS TER
KEY WEST FL 33040

SAYRE DOUGLAS E AND CYNTHIA J
344 SAGEWOOD DR
PORT ORANGE FL 32127

SNYDER MICHAEL B
508 AVE E
KEY WEST FL 33040

UNITED METHODIST CHURCH INC
2850 SW 27TH AVE
MIAMI FL 33133

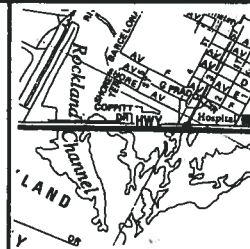
UNITED STATES OF AMERICA
PO BOX 10068
CHARLESTON SC 33040

VACCA ARTHUR AND DELORES
1610 LAIRD ST
KEY WEST FL 33040

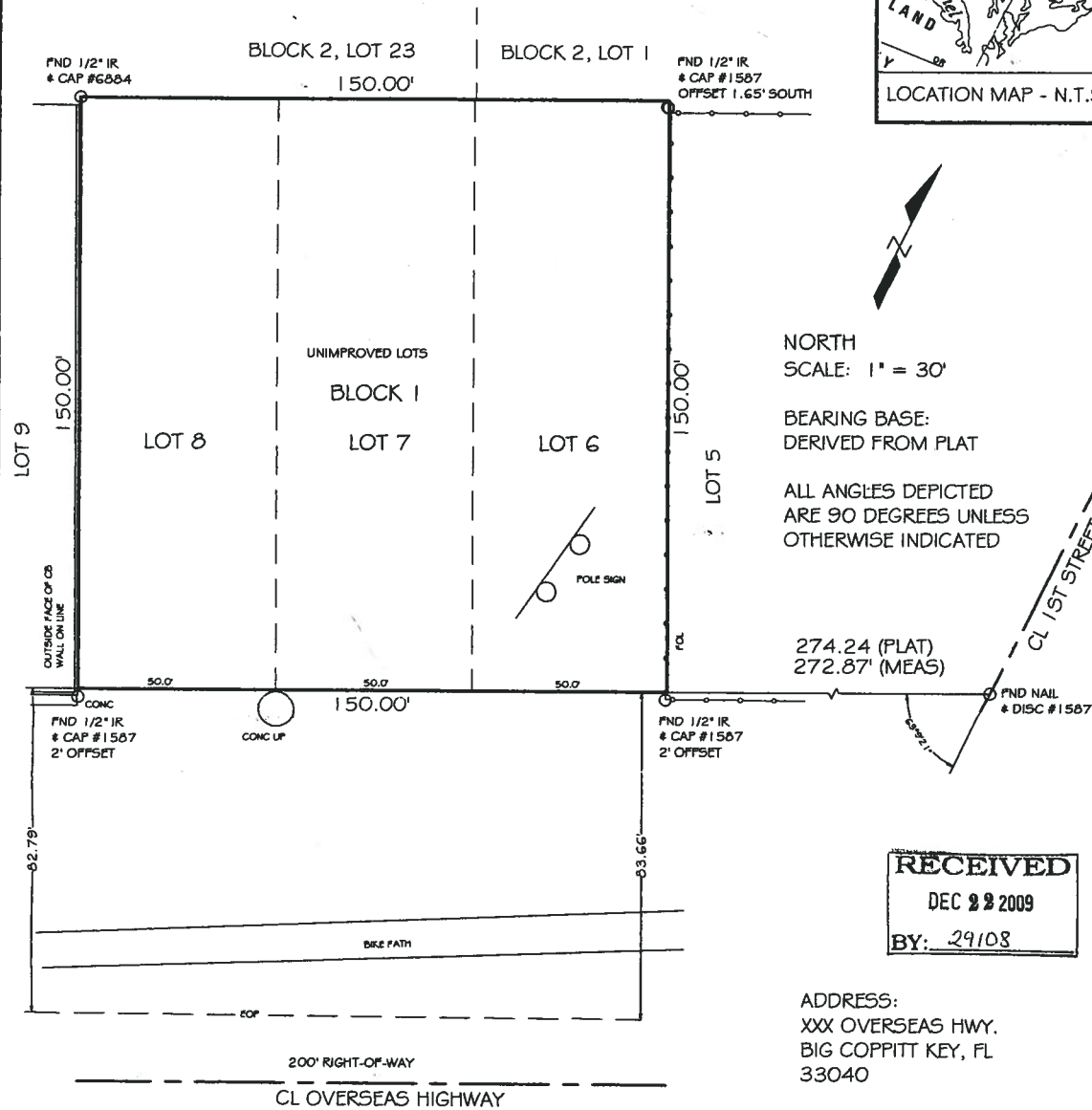
VALDEZ WENDY LYNN
67-A AVE F 2ND ST
KEY WEST FL 33040

VICTORES DANIEL AND MARY A
726 PRADO CIR
KEY WEST FL 33040

MAP OF BOUNDARY SURVEY
LOTS 6, 7, and 8, BLOCK 1
AMENDED PLAT OF COPPITT SUBDIVISION



LOCATION MAP - N.T.S.



RECEIVED
DEC 22 2009
BY: 29108

ADDRESS:
XXX OVERSEAS HWY.
BIG COPPITT KEY, FL
33040

CERTIFIED TO -
REPUBLIC BANK, its successors and/or assigns
6-7-8 US 1, INC.
ATLANTIC TITLE & ABSTRACT CO., LLC.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

Δ = CENTRAL ANGLE	IP = IRON PIPE	PRC = POINT OF REVERSE CURVE
ASPH = ASPHALT	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
A = ARC LENGTH	MEAS = MEASURED	PT = POINT OF TANGENT
C = CENTERLINE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1989)	R = RADIUS
CM = CONCRETE MONUMENT	NTS = NOT TO SCALE	RES = RESIDENCE
CONC = CONCRETE	PC = POINT OF CURVE	ROL = ROOF OVERHANG LINE
COVD = COVERED	PCP = POINT OF COMPOUND CURVE	ROW = RIGHT OF WAY
DESG = DRAINAGE EASEMENT	PCP = PERMANENT CONTROL POINT	TYP = TYPICAL
EL = ELEVATION	PC = PINE/SALON NAIL	UTSIDE = UTILITY EASEMENT
ENCL = ENCLOSED	PL = PROPERTY LINE	UP = UTILITY POLE
ENCR = ENCROACHMENT	POB = POINT OF BEGINNING	WM = WATER METER
EQP = EDGE OF PAVEMENT	POC = POINT OF COMMENCEMENT	
FP = FINISHED FLOOR		
FI = FENCE INSIDE		
FND = FOUND		
FO = FENCE OUTSIDE		
FOL = FENCE ON LINE		

LEGAL DESCRIPTION -

Lots 6, 7 and 8, Block 1, AMENDED PLAT OF COPPITT SUBDIVISION, according to the Plat thereof as recorded in Plat Book 4, Page 50 of the Public Records of Monroe County, Florida.

SCALE: 1" = 30'

FIELD WORK DATE: 02/24/04

REVISION DATE: 4/4

SHEET: 1 OF 1

DRAWN BY: KB

CHECKED BY: RR

INVOICE NO.: 4022307

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENCROACHMENT FORM 9, SUBPARAGRAPH 1 (B) (SETBACKS), 1 (B)3 (ENCROACHMENTS), & 1 (B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: *R. E. Reece*
ROBERT E. REECE, PSM #5632 PROFESSIONAL SURVEYOR AND MAPPER, LB #6084

NOT VALID WITHOUT THE SIGNATURE AND THE EMBOSSED SEAL OF A FLORIDA SURVEYOR AND MAPPER

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

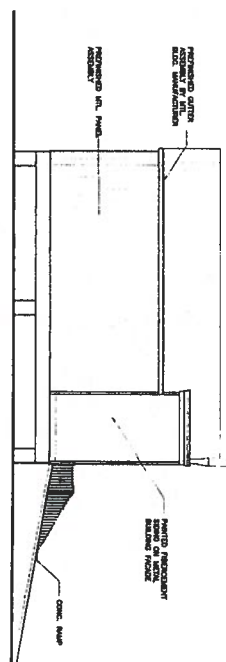
WILLIAM P. HORN
ARCHITECT, P.A.

PROPERTY LINE NO. 0

US HIGHWAY 71
BICOPPT KEY, FLORIDA

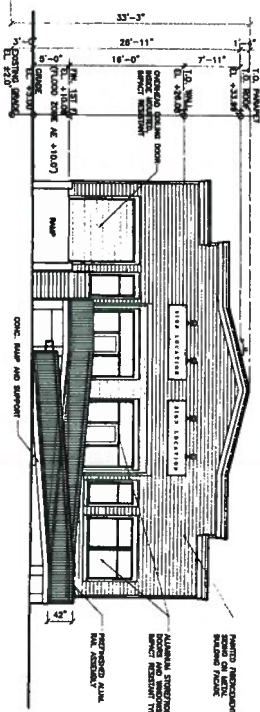
PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"



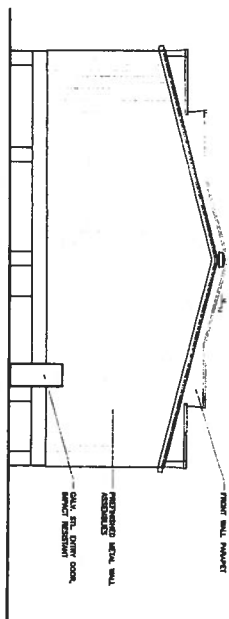
PROPOSED FRONT ELEVATION-BUILDING 'A' (BUILDING 'B' IS MIRROR IMAGE)

SCALE: 1/8"=1'-0"



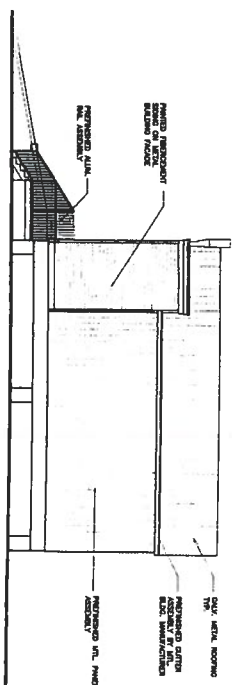
PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"



RECEIVED
DEC 22 2009
BY: 271108

**PROJECT
NUMBER**
0427

COMMERCIAL BUILDING

US HIGHWAY 2

BIG COPPINI KEY, FLORIDA

Drainage Calculations

Water Quantity - Predevelopment

Project Area	0.517 ac	22,500 sf
Impervious Area	0.517 ac	22,500 sf
% Impervious	100%	
Runoff for 25-year event (P)	0.87 in	
Runoff for 25-year event (P)	0.87 in	
Depth to Water Table	0.3 in	
Predevelopment Available Storage	0.30 in	
Soil Storage (S) = (0.30 in)(4.00) =	1.20 in	
Q _{peak} = (P - S) / (0.0012) = (0.87 - 1.20) / (0.0012)	10.25 in	
Q _{peak} = (P - S) / (0.0012) = (0.87 - 1.20) / (0.0012)	10.25 in	
Runoff Volume from 25 year 3 day storm	5.43 ac-in	18,725 sf

Water Quantity - Postdevelopment

Project Area	0.517 ac	22,500 sf
Impervious Area	0.184 ac	8,000 sf
% Impervious	35.6%	
Runoff for 25-year event (P)	0.87 in	
Runoff for 25-year event (P)	0.87 in	
Depth to Water Table	4.8 in	
Soil Storage (S) = (4.8 in)(4.00) =	19.2 in	
Q _{peak} = (P - S) / (0.0012) = (0.87 - 19.2) / (0.0012)	9.01 in	
Q _{peak} = (P - S) / (0.0012) = (0.87 - 19.2) / (0.0012)	9.01 in	
Runoff Volume from 25 year 3 day storm	4.86 ac-in	16,896 sf

Postdevelopment - Predevelopment

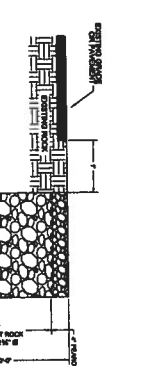
Volume = (Q _{peak} - Q _{peak}) / (P - P)	-4.78 ac-in	
Water Quantity	0.517 ac	22,500 sf
Subarea Water	0.000 ac	0 sf
Post Area Water	0.119 ac	5,144 sf
Predevelopment	0.517 ac	22,500 sf
Site Area for Water Quality	0.184 ac	8,000 sf
(Total area - (water surface + road area))	0.401 ac	17,464 sf
(Site area for Water Quality - Predev area)	0.217 ac	9,464 sf
% Impervious for Water Quality	64.2%	
% Impervious (Water Quality) Series 2.5 inches	1.35 in	
Q _{peak} for Water Quality	0.517 ac	22,500 sf
Q _{peak} for Water Quality	0.517 ac	22,500 sf

Water Quantity - Post Development

Volume A Predev	787 cf	
Volume B Predev	1,387 cf	
Total Volume Predev	2,174 cf	
Volume A Postdev	0.380 ac-in	1,280 sf
Volume B Postdev	0.517 ac	22,500 sf
Total Volume Postdev	0.897 ac	39,280 sf

50% reduction for retention of dry retention

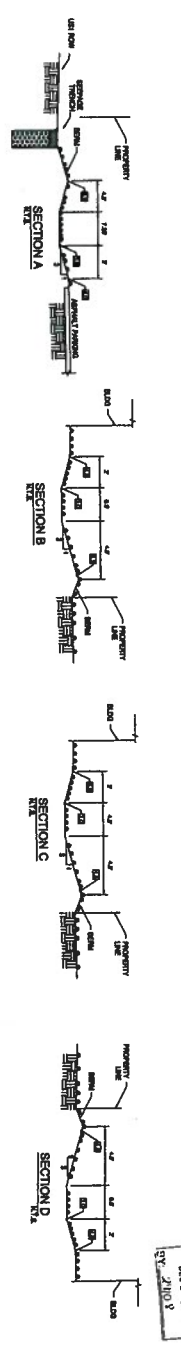
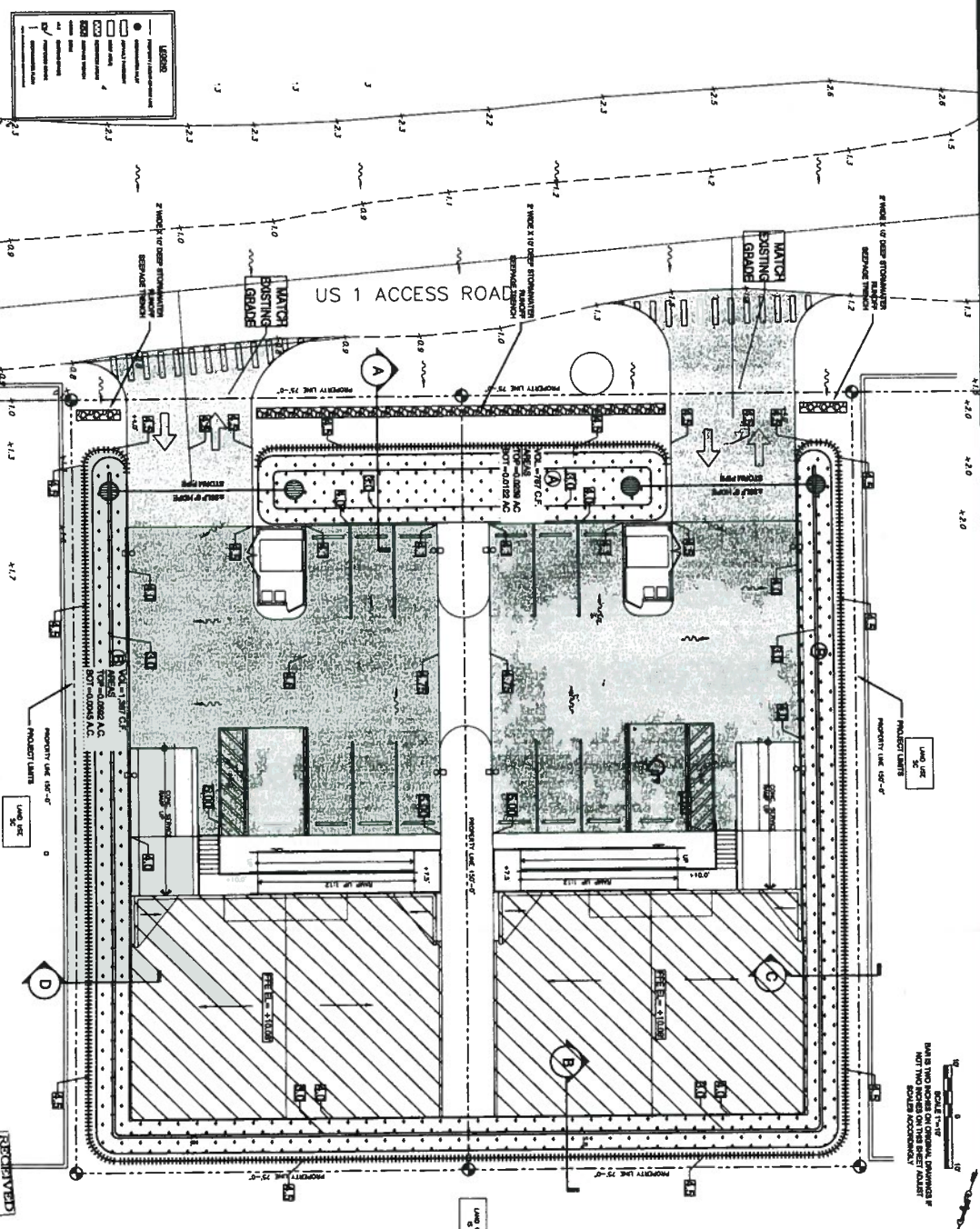
provided 2.174 cf > required 1,280 sf



SEEPAGE TRENCH DETAIL

NOTES

1. NO SEEPAGE TRENCH SHALL BE PLACED IN FRONT OF CONCRETE.
2. ALL UNDERGROUND UTILITIES LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF TRENCH.
3. SEEPAGE TRENCH SHALL BE CONNECTED TO ATTACHMENT MANAGEMENT SYSTEM.



REVISIONS:

1. SOIL DATA REPORT	5/1/09
2. SEEPAGE DETAIL, SEEP	5/1/09
3. SANITARY PLAN & SEEP, REDES	5/1/09
4. SOIL & SEEPAGE DETAIL, REDES	5/1/09
5. SITE PLAN REDES	5/1/09

ORIGINAL

12/1/09

PEREZ ENGINEERING & DEVELOPMENT, INC.

1010 E. 1st Avenue, Suite 400
Fort Lauderdale, FL 33304
TEL: (954) 586-0440 FAX: (954) 586-0848

3507 East Broward Road, Suite 140
Fort Lauderdale, FL 33304
TEL: (954) 586-0440 FAX: (954) 586-0848

BIG COPPITT COMMERCIAL

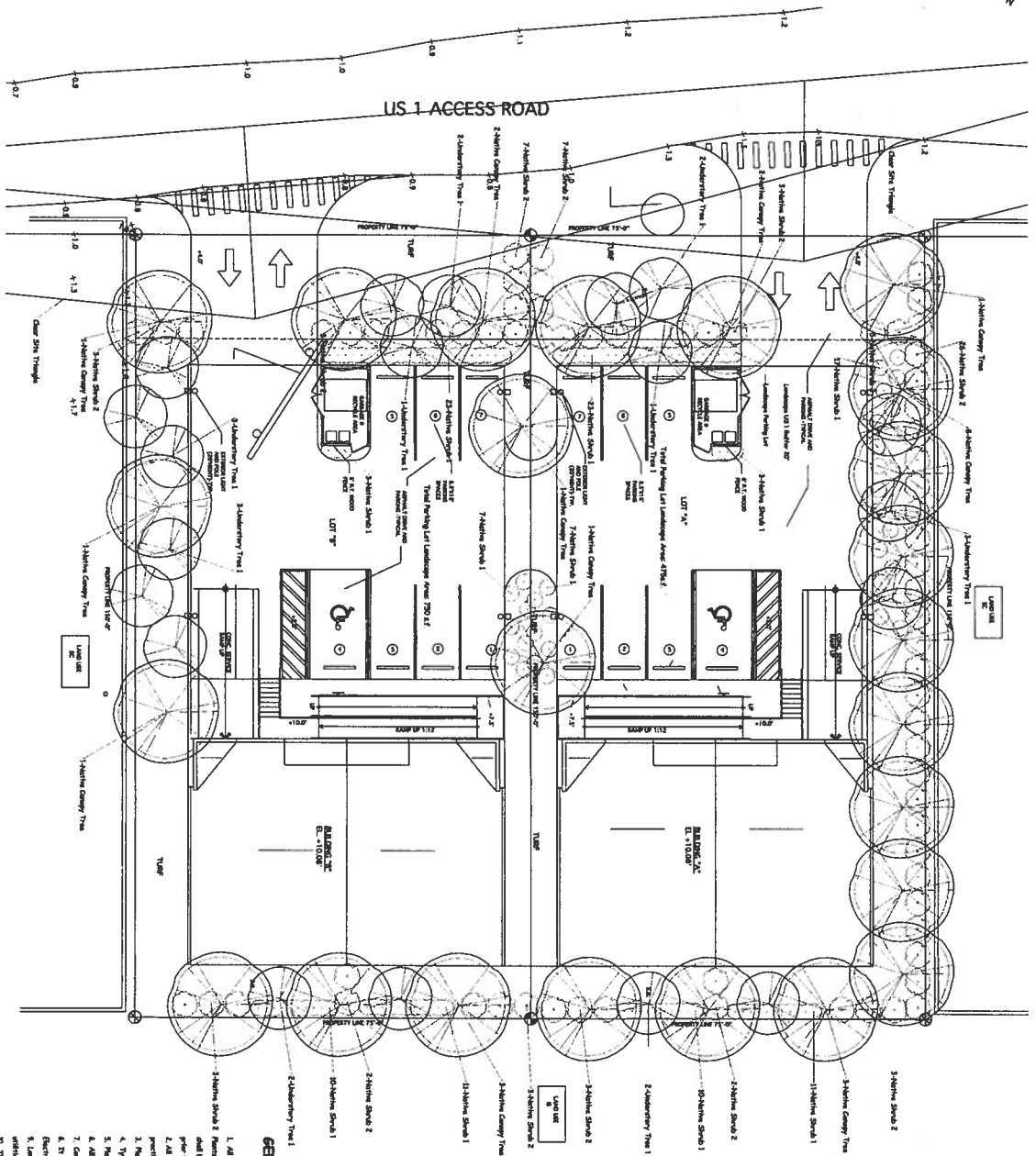
MILE MARKER 10, OVERSEAS HW.

BIG COPPITT KEY, FL 33040

DRAINAGE & GRADING PLAN

CONCEPTUAL LANDSCAPE PLAN

SCALE 1" = 10' 0"



Monroe County Code Requirements per Parcel:

US 1 Buffer:

Class C, 80' wide, 75' long
 Required Plant Material: 1-1/2\"/>

SC/SS Residential Use Buffer:

Class C, 10' wide, 150' long
 Required Plant Material: 1-1/2\"/>

SC/SS District Boundary Buffer (North Property Line)

Class D (U/2), 10' 75' long
 Required Plant Material: 1-1/2\"/>

Parking Lot Landscaping

Class A, 7' spaces
 Required Plant Material: 1-1/2\"/>

Plant Material

1. All proposed Plant Material shall be Native. Specific species shall be determined with Building Permit submission.

GENERAL NOTES:

1. All plant material shall be supplied in accordance with and comply with American Nurseryman standards. Plants and the time of delivery and planting shall be determined by the Landscape Designer.
2. All plant material shall be planted, staked and secured in accordance with standard and accepted best practices. Plants shall be supplied with 1/2\"/>

**TWO COMMERCIAL BUILDINGS
 BIG COPPITT KEY
 MONROE COUNTY, FLORIDA
 678 US 1, LLC**

THE CRAIG COMPANY

COMMERCIAL PLANNING
 RESORT/TOURISM PLANNING
 LAND USE REGULATIONS
 DEVELOPMENT FEASIBILITY
 SITE DESIGN
 EXISTING AND PROPOSED
 LANDSCAPE DESIGN

PHONE: (305) 850-1100
 FAX: (305) 850-1101
 WWW: www.thecraigcompany.com

LAND PLANNERS & DESIGNERS

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
 1201 WEST, FLORIDA 33001-0970

REGISTERED PROFESSIONAL ARCHITECTS
 1201 WEST, FLORIDA 33001-0970

RECEIVED
 DEC 23 2009
 BY: 2010/11

DESIGNED BY: LD-1

DRAWN BY: LD-1

CHECKED BY: LD-1

DATE: 12/23/09